

Gig Harbor City Council Meeting

**June 14, 2004
7:00 p.m.**



"THE MARITIME CITY"

**AGENDA FOR
GIG HARBOR CITY COUNCIL MEETING
June 14, 2004 - 7:00 p.m.**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

20-YEAR AWARD CEREMONY: Marco Malich.

PUBLIC HEARING: Increase in Traffic Impact Fees.

CONSENT AGENDA:

These consent agenda items are considered routine and may be adopted with one motion as per Gig Harbor Ordinance No. 799.

1. Approval of the Minutes of City Council Meeting of May 24, 2004.
2. Correspondence: a) Mayors for Wilderness b) Senator Maria Cantwell.
3. Reappointment to the Planning Commission.
4. Approval of Payment of Bills for June 14, 2004:
Checks #44207 through #44353 in the amount of \$273,171.74.
5. Approval of Payroll for the month of May:
Checks #3225 through #3266 and direct deposit entries in the amount of \$241,463.72.

OLD BUSINESS:

1. Rotary Centennial Pavilion Project.
2. Second Reading of Ordinance - Regulating Beekeeping.
3. Second Reading of Ordinance - Traffic Impact Fee Update.

NEW BUSINESS:

1. First Reading of Ordinance - Northwest Employment Center Annexation.

STAFF REPORT:

GHPD - April and May Stats.

PUBLIC COMMENT:

COUNCIL COMMENTS / MAYOR'S REPORT: The Maritime Gig & Future Plans for Skansie Brothers / Jerisich Dock Parks.

ANNOUNCEMENT OF OTHER MEETINGS:

ADJOURN:

GIG HARBOR CITY COUNCIL MEETING OF MAY 24, 2004

PRESENT: Councilmembers Ekberg, Young, Franich, Conan, Dick, Picinich, and Mayor Wilbert. Councilmember Ruffo was absent.

CALL TO ORDER: 7:03 p.m.

PLEDGE OF ALLEGIANCE:

SWEARING IN CEREMONY: Mayor Wilbert said she was pleased to introduce Mike Davis, the new Chief of Police. She gave a brief overview of Chief Davis' twenty years of experience. She then invited everyone to an open house to meet Chief Davis on Wednesday, June 9th, from 2:30 to 5:00 p.m. at the Civic Center. Mayor Wilbert then performed the swearing in ceremony for Chief Davis.

CONSENT AGENDA:

These consent agenda items are considered routine and may be adopted with one motion as per Gig Harbor Ordinance No. 799.

1. Approval of the Minutes of City Council Meeting of May 10, 2004.
2. Correspondence / Proclamations: a) Letter from Pierce Transit – Elections.
b) Proclamation: Veteran's Employment Representative Program.
3. Adoption of a New Street Name – Emerald Lane.
4. Wastewater Treatment Plant Fine Screen Installation Project.
5. Approval of Payment of Bills for May 24, 2004:
Checks # through # in the amount of \$

MOTION: Move to approve the consent agenda amending item number five to read: Checks #44095 through #44206 in the amount of \$281,565.99.
Picinich / Franich – unanimously approved.

OLD BUSINESS: None scheduled.

NEW BUSINESS:

1. First Reading of Ordinance – Traffic Impact Fee Update. John Vodopich, Community Development Director, presented this update to the city's Transportation Impact Fee Schedule. He explained that the Community Development Committee reviewed the information and both the committee and the City Engineer recommend an increase in the per vehicle trip rate from \$108.22 to \$214.09. He continued to explain that in its current state, the traffic impact fee balance is inadequate to cover even a fraction of the capacity related projects that are anticipated. He said that a public hearing will be scheduled at the second reading of the ordinance. Mr. Vodopich explained that one letter from John Rose had been received in comment on the increase.

Councilmember Young spoke in opposition to the increase and suggested that if Council decided to move forward, that it would be appropriate to schedule a workshop to work through some of the issues. He said that several meetings were required to reach consensus the last time this was before Council, adding that this is a significant increase. He explained that there are alternative ways to pay for the projects through collection of property tax and sales tax. Councilmember Young recommended tabling this ordinance indefinitely as the fees that are currently being collected are adequate.

Councilmember Franich said that although the impact fees collected would not completely pay for the project costs, the Growth Management Act allows for the collection of the fees, and the city should take advantage of every opportunity to collect as much as possible. He asked for clarification on the maximum increase that would be allowed. Steve Misiurak, City Engineer, responded that at 100% unfunded need, developer participation, per vehicle trip would be approximately \$371.00.

Councilmember Young gave an overview of what effect the rate increase would have on various businesses.

Councilmember Dick discussed the necessity for concurrency, and the difficulty in completing projects due to the lack of funds and the reliance on obtaining grants. He explained that it is impossible to reach concurrency if you cannot gather enough money through property tax, sales tax and impact fees. The alternative would be to say no to new construction or to try and find a way to allow appropriate growth.

Councilmember Young explained that concurrency is gained through the SEPA mitigation. He said that the proposed increase forces new development to pay for projects that are on the Six-year TIP long-term, such as the Hunt Street undercrossing. He said that because there are several other ways to pay for transportation improvements, impact fees should be collected for parks and schools. He added that increasing the fees by this amount will stop a great deal of development and then no fees will be collected.

Mark Hoppen explained that the city pays for about 12.5% of the unfunded need, which is the total sum of all costs related to those capacity related projects that are on the Six-Year TIP. This proposal doubles that amount, but without the possibility of grants none of the big projects would be built. He said that in the last state grant period, only 66 projects were funded out of 842 requests; a significantly lower number than what was awarded ten years ago. Previously, the city was successful in obtaining grants because of the inclusion of such amenities as sidewalks and streetscapes, but this is no longer the case.

Councilmember Franich asked for clarification on whether a project could be added to the list as money became available. John Vodopich explained that the project must already be listed. Carol Morris said that the Capital Facilities Plan is filed with the state by July 1st of each year.

Mark Hoppen explained that the focus should be to create the potential to complete projects by including them in the Comp Plan and the Six-Year TIP; then to analyze the aggregate for each classification to determine the impacts. He encouraged Councilmembers to contact staff to gain a better understanding of the individual classifications of development before the June 14th public hearing.

2. Emergency Ordinance – Moratorium on Development Applications. Carol Morris, City Attorney, recommended that the City Council pass an immediate moratorium on applications for new development that would require city water service due to the water shortage. She said that Council would also need to establish a date for a public hearing to consider whether to maintain the moratorium. Ms. Morris also recommended an amendment to page four of the ordinance to add “planned residential developments” to the definition of development permits.

MOTION: Move to adopt Ordinance No. 960 with the recommended amendments to include “planned residential developments” on page four, to set a public hearing date of June 28th, and to insert a date sixty days from today.
Dick / Franich – unanimously approved.

STAFF REPORTS:

1. Community Development - Fire District No. 5 Interlocal Agreement. John Vodopich explained that it had reached a point at which it would be fiscally prudent to add an additional staff person in 2005 in lieu of renewing the Interlocal agreement with Pierce County Fire District No. 5 for the annual safety inspection program. He said that the 2004, the Interlocal agreement was in the amount of \$94,662, and a full-time staff person could be added for less than \$70,000 per year. This person would be responsible for all code enforcement related tasks. He explained that the Interlocal agreement requires a six-month notification for termination of the agreement and asked for Council direction.

MOTION: Move to authorize the Mayor to notify Fire District No. 5 of our intent to terminate the Interlocal Agreement on December 31, 2004.
Young / Picinich – unanimously approved.

2. Community Development – Building Size Analysis Work-Study Sessions. John Vodopich gave an overview of the scheduled work-study sessions. Councilmember Young recommended postponing the meetings until PNA had completed a community-visioning process. After discussion, it was agreed to stick to the proposed schedule and make any necessary modifications on an as-needed basis.

PUBLIC COMMENT:

Dick Wisenburg – (did not give address). Mr. Wisenburg voiced his concern regarding the safety issues surrounding the three vacant pilings located between the public dock at Jerisich Dock Park and the marina where the Genius used to tie up. He said that he

sent a letter and talked to the Mayor about removing these pilings after a near-miss during the Lighted Boat Parade. Since that time, the city's plan for the Skansie Brothers Park proposed dock was made public, showing the terminus of the dock at those pilings. He said that this would create a difficult maneuvering area. Although another dock would open up moorage for 20 more large boats, it doesn't address the larger number of boats that visit the harbor in the summer. He said that a better use would be a nice dinghy dock located in shallow water to discourage large boaters from tying there. He asked Council to consider removing the three pilings, citing another incident last week where he damaged his own boat on one piling, prompting him to write the second letter and to come to the meeting.

Councilmember Ekberg recommended that the letters be forwarded to the Council Parks Committee which is meeting in the near future.

COUNCIL COMMENTS / MAYOR'S REPORT:

Mayor Wilbert reported that she continues to work with the Discovery Institute Cascadia Project. She showed picture of a facility in Bellingham that the group visited. She also attended another meeting in Eugene, Oregon, where they discussed railway as an alternate transportation method.

ANNOUNCEMENT OF OTHER MEETINGS: None.

MOTION: Move to adjourn at 7:55 p.m.
Ekberg / Conan - unanimously approved.

CD recorder utilized:
Disc #1 Tracks 1 - 13.

Gretchen Wilbert, Mayor

Molly Towslee, City Clerk

Towslee, Molly

From: Tom Uniack [tom@wawild.org]
Sent: Wednesday, June 02, 2004 3:30 PM
To: tom@wawild.org
Subject: Washington Mayors For Wilderness Update

Welcome Mayors for Wilderness:

I am writing to you because each of you showed leadership on protecting Washington's wild places for the citizens whom you represent. You each signed on to a letter to the Washington Congressional Delegation in support of the Wild Sky Wilderness Act, now moving through Congress. As you know, the Wild Sky Wilderness proposal, would permanently protect 106,000 acres of old-growth forests, snow-capped peaks, salmon habitat and recreational opportunities for millions of Washington citizens.

Mayors Letter Supporting Wild Sky A Success
(See final letter attached)

More than 65 mayors throughout Western Washington signed onto the letter which was sent on March 31, 2004. Signatories included 27 mayors from King County, 13 from Snohomish, 11 from Pierce, 4 from Whatcom, 3 each from Skagit and Kitsap, 2 from Island and 1 each from Clark, San Juan and Thurston Counties. This was an excellent result given the limited time we had to pull the letter together. Many mayors who were not able to sign on to the letter because of the limited time frame.

The mayor's letter also attracted considerable media attention and praise from Washington's Congressional Delegation. Here are some highlights:

Quotes

"This [letter] will help me by showing continued widespread support for establishing Wild Sky... All these mayors run for nonpartisan positions. There's no political ax for these folks to grind. They know the local residents' needs better than any other elected officials," said Representative Rick Larsen (D-WA02), the House sponsor of the Wild Sky Wilderness Act.

"These mayors are speaking for the millions of Washingtonians that are waiting for the day they will be able to enjoy a magnificent wilderness area within an hour or two of their homes," said Senator Maria Cantwell (D-WA)

Articles

4/8/04 (Mercer Island Reporter) "Mayors sign letter to support wilderness"
<http://www.mi-reporter.com/sited/story/html/160699>

4/3/04 (Seattle PI Editorial page) Saturday Spin on Wild Sky Wilderness
http://www.seattlepi.com/saturdayspin/167494_snark03.html

4/1/04 (Everett Herald) "State's mayors support Wild Sky Wilderness"
<http://www.heraldnet.com/stories/04/4/1/18418218.cfm>

We Want to Keep You in The Loop

I have included below a short Mayors For Wilderness E-Newsletter to keep you all up to date on efforts and opportunities to protect Washington's wild places. I will keep it short and infrequent (perhaps once a month). If you do not wish to receive this information, simply e-mail reply to this e-mail.

Thanks for your continued support for Wild Washington.

Tom Uniack

6/3/2004

Conservation Director
Washington Wilderness Coalition
206-633-1992 ext. 102
206-633-1996 FAX
tom@wawild.org

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Washington Mayors For Wilderness Update -- Issue #1 (June 1, 2004)

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1. WILD SKY: Larsen Makes Case for Wilderness to Chairman

Representative Rick Larsen (D-WA02) sent a strong letter to House Resources Committee Chairman Richard Pombo (R-CA11) responding to a four page list of recommended elements for Wilderness bills to possess to be considered by the committee. The letter, accompanied by a three-inch packet of documented local and bipartisan support, public input and good faith negotiations, argues that the bill more than meets the Committee's test for consideration and that a hearing should be scheduled as soon as possible to move the legislation forward in the House. To read Rep. Larsen's press release go to

http://www.house.gov/apps/list/press/wa02_larsen/pr_040525_WildSky.html

2. WILD SKY II: Nethercutt Endorses Wild Sky..With a Catch

In a recent announcement, Representative George Nethercutt (R-WA05) told reporters that he was committed to passing a Wild Sky Wilderness bill this year. However, the Spokane Congressman indicated that he would craft his own Wild Sky bill instead of supporting the Murray and Larsen bill, which has three years of public input and local and bipartisan support. Nethercutt said he wanted to make the bill better but has not yet identified what problems he perceives with the existing Wild Sky bill, which has passed the Senate and gained support from the Bush Administration. To read the recent editorial by the Everett Herald on the subject visit

http://www.heraldnet.com/stories/04/05/25/edi_editorial001.cfm

3. FORESTS: Forest Service Breaks Promise to Uphold Roadless Rule

On May 5, Members of Congress, led by Senator Maria Cantwell (D-WA) and Representative Jay Inslee (D-WA01) joined conservationists to call on Agriculture Secretary Ann Veneman to uphold federal protections for the nation's remaining roadless forests. Three years ago Secretary Veneman pledged to uphold the Roadless Rule. However, since then the Forest Service has exempted 9 million acres of Alaska's Tongass National Forest -- America's largest - - and recently announced that further changes to the rule affecting the lower 48 states are imminent. Such changes could put two million acres of roadless forest land in Washington State at risk. Read the full press release at

http://www.wawild.org/campaigns/Roadless_Press_Release.html

4. RECREATION: Organizations Weigh in on Off-Road Vehicle Reform

WWC helped coordinate more than 40 organizations from Washington and Oregon that wrote a letter to U.S. Forest Service Chief Dale Bosworth pressing for stronger rules to better protect National Forests from damage caused by off-road vehicles (ORVs). Nearly 300 conservation, recreation and religious groups from 39 states signed the letter. The Forest Service is expected to propose new rules for off road vehicle use in mid June. Off-road vehicle use is one of the four greatest threats to National Forests, causing soil erosion, habitat destruction, damage to cultural and sacred sites, and conflicts with millions of other visitors. To see a copy of the final letter visit http://www.wawild.org/campaigns/ORV_Letter.pdf

5. POLITICS: Inslee Confirms Bush's Support for Wild Sky

At a recent Congressional budget hearing, Rep. Jay Inslee (D-WA01) pressed Mark Rey, a high-ranking official in the Forest Service, to confirm the Bush Administration's support for the Wild Sky Wilderness bill. As a member of the House Resources Subcommittee on Forest and Forest Health, Inslee took the opportunity to ask Rey about Wild Sky during a question and answer period. Rey reiterated his testimony in the Senate last year by saying, "the [Bush] Administration supports passage of Wild Sky."

March 31, 2004

The Honorable Rick Larsen
House of Representatives
Washington, DC 20515

Dear Mr. Larsen:

We are writing you to express our enthusiastic support for the Wild Sky Wilderness Act (H.R. 822 and (S 391) and to encourage you to work together with your colleagues in Congress to pass this important legislation quickly.

As locally-elected mayors of cities and towns throughout Washington State, we believe that Wilderness and protecting the special places in our backyards is extremely important to our local communities. Wild, open spaces are vital to the future of our local economies, our environment and the health and quality of life for our citizens.

Wilderness and wild areas play a vital role in the **local economies** of many cities and towns throughout Washington State. Wilderness means jobs – sustainable jobs, in industries like tourism, recreation and vacation rentals that have shown steady growth over the last decade. Local businesses, ranging from restaurants to sporting goods to vacation rentals have endorsed the Wild Sky Wilderness proposal, in part, because of the expected economic benefits to their businesses. Washington State is renowned for its wild forests which provide world class opportunities to hunt, fish, hike, camp, backpack, raft, kayak, climb, horseback ride, birdwatch and relax. These visitors bring thousands of dollars each season to our cities and towns, many of which serve as gateway communities to national forests and wilderness areas.

Wild places also ensure the **water and air quality** for our families and native wildlife. In many cases safe clean drinking water depends on permanent protection of wild watersheds. For example, the Wild Sky proposal includes part of the Sultan River basin watershed, which supplies drinking water for the City of Everett. Many of these watersheds also provide a critical piece of the puzzle in our region's collective efforts towards preserving wild salmon stocks. The north fork of the Skykomish river which runs directly through the proposed Wild Sky Wilderness is one of the most important salmon streams in the Puget Sound area. As you know, salmon recovery is one of the top issues being addressed by all levels of government in Washington State, and protecting federally-owned wild forests helps shore up local and municipal government's efforts to save this northwest icon

As the population of Washington State grows, permanently protecting wild areas like the Wild Skykomish area will be critical in order to safeguard the **quality-of-life** we enjoy here in the Pacific Northwest. For rural towns and cities, wild areas provide a natural backdrop that defines the values of our communities. Countless cities in our state, including towns like Index and Monroe near the Wild Sky proposal, are blessed to have wilderness areas and mountain peaks literally looking over their shoulder. Residents of larger cities also value these wild areas as a welcome escape from the hustle and bustle of urban life. The proposed Wild Sky wilderness would be within an hour and a half from 2.5 million Washington residents.

The Wild Sky is wilderness done right. Senator Murray and Congressman Larsen have done an exceptional job of crafting legislation that takes into account all sides of the issue. They have listened to the concerns of local interest groups and worked with local lawmakers to develop the Wild Sky proposal. Congresswoman Jennifer Dunn worked with Rep. Larsen to address certain user-group concerns. Thanks to this hard work the bill has received an unprecedented level of public support.

Last year, the Wild Sky Wilderness Act almost became law, based on that strong local and bipartisan support for this historic legislation. However, Congress adjourned before considering the bill on the House floor. This year the Wild Sky proposal is back in front of Congress with even more support and momentum than last year.

It has been nearly 20 years since any federal wilderness has been designated on national forest lands in Washington State. We are counting on the entire Washington State congressional delegation to work together and finally make the Wild Sky a reality.

Sincerely,

Dean Maxwell
Mayor, Anacortes, WA

Margaret Larson
Mayor, Arlington, WA

Pete Lewis
Mayor, Auburn, WA

Darlene Kordonowy
Mayor, Bainbridge Island, WA

Connie Marshall
Mayor, Bellevue, WA

Mark Asmundson
Mayor, Bellingham, WA

Howard Botts
Mayor, Black Diamond, WA

Dieter Schugt
Mayor, Blaine, WA

Cary Bozeman
Mayor, Bremerton, WA

Gary Starks
Mayor, Brier, WA

John Blanus
Mayor, Buckley, WA

Yvonne Funderburg
Mayor, Carnation, WA

George Martin
Mayor, Clyde Hill, WA

Tim Goddard
Mayor, Covington, WA

Steve Young
Mayor, DuPont, WA

Becky Nixon-Bellah
Mayor, Duvall, WA

Ray Harper
Mayor Pro-Tem, Eatonville, WA

Bill Evans
Mayor, Edgewood, WA

Gary Haakenson
Mayor, Edmonds, WA

John Wise
Mayor, Enumclaw, WA

Ray Stephanson
Mayor, Everett, WA

Jaleen Pratt
Mayor, Everson, WA

Dean McColgan
Mayor, Federal Way, WA

Mike Kelley, Sr
Mayor, Fife, WA

Gary G. Boothman
Mayor, Friday Harbor, WA

Gretchen Wilbert
Mayor, Gig Harbor, WA

Fred McConkey
Mayor, Hunts Point, WA

Kem Hunter
Mayor, Index, WA

Ava Frisinger
Mayor, Issaquah, WA

Jim White
Mayor, Kent, WA

Mary-Alice Burleigh
Mayor, Kirkland, WA

Wayne Everton
Mayor, LaConner, WA

David R. Hutchinson
Mayor, Lake Forest Park, WA

Lynn E. Walty
Mayor, Lake Stevens, WA

Neil Colburn
Mayor, Langley, WA

Mike McKinnon
Mayor, Lynnwood, WA

Laure Iddings
Mayor, Maple Valley, WA

Alan Merkle
Mayor, Mercer Island, WA

Terry Ryan
Mayor, Mill Creek, WA

Donnetta Walser
Mayor, Monroe, WA

Jerry Smith
Mayor, Mountlake Terrace, WA

John D. Dulcich
Mayor, Newcastle, WA

Joan Simpson
Mayor, North Bend, WA

Patty A. Cohen
Mayor, Oak Harbor, WA

Mark Foutch
Mayor, Olympia, WA

Dale T. Jones
Mayor, Orting, WA

Richard Hildreth
Mayor, Pacific, WA

Kim Abel
Mayor, Port Orchard, WA

Rosemarie Ives
Mayor, Redmond, WA

Margaret Keolker-Wheeler
Mayor, Renton, WA

Kathleen Huckabay
Mayor, Sammamish, WA

Joe Brennan
Mayor, SeaTac, WA

Greg Nickels
Mayor, Seattle, WA

Sharon Dillon
Mayor, Sedro Wooley, WA

Liz Loomis
Mayor, Snohomish, WA

Randy "Fuzzy" Fletcher
Mayor, Snoqualmie, WA

Herb Kuhnly
Mayor, Stanwood, WA

Ron Lucas
Mayor, Steilacoom, WA

Robert Bromley
Mayor, Sumas, WA

Barbara Skinner
Mayor, Sumner, WA

Bill Baarsma
Mayor, Tacoma, WA

Steve Mullet
Mayor, Tukwila, WA

Ken Grassi
Mayor, University Place, WA

Royce E. Pollard
Mayor, Vancouver, WA

Carla A. Nichols
Mayor, Woodway, WA

Jeanne R. Berry
Mayor, Yarrow Point, WA

CC: Washington Congressional Delegation

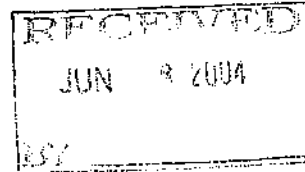
MARIA CANTWELL
WASHINGTON

COMMITTEES:
COMMERCE, SCIENCE, AND
TRANSPORTATION
ENERGY AND NATURAL
RESOURCES
INDIAN AFFAIRS
SMALL BUSINESS

717 HART SENATE OFFICE BUILDING
WASHINGTON, DC 20510-4705
(202) 224-3441
FAX: (202) 228-0514

United States Senate
WASHINGTON, DC 20510-4705

June 4, 2004



Gretchen Wilbert
3510 Grandview Street
Gig Harbor, WA 98335

Dear Ms. Wilbert:

I am writing to express my gratitude for joining me at Mercer Island High School in support of KMIH x104.5 radio station. I appreciated the opportunity to see the radio station first hand and hear from students, faculty, parents and community members about the importance of x104.5 to the school and the community. I will continue to work on this important issue.

I look forward to participating in future events with you, and I hope that you will keep my office informed of future developments with the issues important to Mercer Island High School and the community. In the meantime, if my office or I may be of further assistance to you, please feel free to contact us.

Sincerely,

Maria Cantwell
United States Senator

PLEASE REPLY TO:

U.S. FEDERAL COURTHOUSE
WEST 920 RIVERSIDE, SUITE 697
SPOKANE, WA 99201
(509) 353-2607
FAX: (509) 353-2547

JACKSON FEDERAL BUILDING
915 2ND AVENUE, SUITE 3206
SEATTLE, WA 98174-1003
(206) 220-8400
TOLL FREE: 1-888-648-7328
FAX: (206) 220-8404

MARSHALL HOUSE
1313 OFFICERS' ROW
FIRST FLOOR
VANCOUVER, WA 98661
(360) 696-7836
FAX: (360) 696-7844

825 JADWIN AVENUE
G-58-A
RICHLAND, WA 99352
(509) 946-8106
FAX: (509) 946-9377

2930 WETMORE AVENUE
SUITE 9B
EVERETT, WA 98201
(425) 303-0114
FAX: (425) 303-8351

850 PACIFIC AVENUE
6TH FLOOR
TACOMA, WA 98402
(253) 572-2281
FAX: (253) 572-5879



"THE MARITIME CITY"

ADMINISTRATION

TO: CITY COUNCILMEMBERS
FROM: MAYOR GRETCHEN WILBERT *gw*
SUBJECT: REAPPOINTMENT TO THE PLANNING COMMISSION
DATE: JUNE 9, 2004

INTRODUCTION / BACKGROUND

In June, one position on the Gig Harbor Planning commission comes up for appointment consideration.

Following a recruitment ad for persons interested in serving on the Planning Commission, four applications were submitted. Two live outside the city and the UGA. One is a relatively new resident. The fourth is a request by Bruce Gair to be re-appointed.

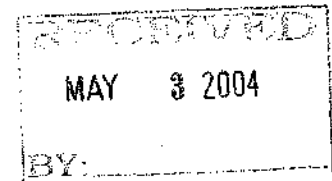
Mr. Gair is a resident and business owner in the city and an active member of the community.

RECOMMENDATION

To reappoint Bruce Gair to a six-year term on the Gig Harbor Planning Commission.

Hon. Gretchen Wilbert
City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98332

05/01/2004



Dear Gretchen:

Recently, you inquired as to whether I wished to be re-appointed to the Planning Commission, where I presently serve as the Vice-Chairman. I am completing my first term this June, have enjoyed every minute of my service to our community, and strongly wish to continue that service.

Since taking residence here, I have owned four Harbor businesses, formed a Litigation Support Corporation, including Clients such as the Washington State Attorney General's office and the state Ferry System. I am a consulting engineer to various State and National firms. I am an active member of the Chamber and a very active member of the GH Lion's Club.

I am a retired Navy Captain, specializing in Shipyards and large Combatant ships. I am also the former Vice President of a 400 million-dollar West Coast corporation in charge of Facilities Management, Development, Quality Assurance and Health, Safety and Ecology.

I hold several Bachelor degrees in Engineering, plus an MS from MIT in Aeronautics and Astronautics.

I have been a Marketing Manager, and have been the manager in charge of building major Shipyards, Boat yards, restaurants, shopping centers and a San Diego Ferry/Cruise System.

I was also the program manager for overseas development contracts in Mexico and the Far East and Middle East. I designed and supervised the construction of the world's first computer operated Dry-dock in Japan.

For the City, I served on the Parks Development committee, Shoreline Management advisory Group, Wilkinson Park advisory, and have started some work with the Skansi Park advisory group. I was also a member of the Pierce County Gig Harbor area Transportation Advisory Committee.

I am a strong proponent of the things that I feel are best for the City and the People. Conversely, I listen and learn from those whose training and opinions may differ from mine. I understand compromise and caucusing, and am fully cognizant of practical profit and loss/cash flow.

I consider myself to be highly qualified and am ready to continue.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bruce Gair".

Bruce Gair
9301 N. Harborview Drive
Gig Harbor, WA 98332

858 8004

CC: various



ADMINISTRATION

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: MARK HOPPEN, CITY ADMINISTRATOR *MHO*
SUBJECT: ROTARY CENTENNIAL PAVILION PROJECT
DATE: JUNE 1, 2004

INFORMATION/BACKGROUND

In 2003, the Gig Harbor Rotary Clubs requested the City Council to permit the construction of a community shelter for community events, activities, and passive use. The proposed project is identified with the Rotary Centennial year, and is intended to show the local Rotary Clubs' appreciation of the city's investment in the Skansie Brothers Park and to demonstrate Rotary's commitment to helping the local community.

The project was discussed and included in the Skansie Ad Hoc Advisory Committee recommendations for the use of the property. Issued May 20, 2003, to the City Council, and confirmed by vigorous public approval, the committee recommendations said: "provide opportunities for local service organizations to help with the preservation and development of the site" and "consider a covered, open structure for community gatherings, events, and celebrations (possible adaptive re-use of the garage)." [The Skansie Ad Hoc Advisory Committee sunset in June, 2003, after delivering its report to the City Council.]

Subsequently, a City of Gig Harbor 2004 Annual Budget objective, with a public workshop and public hearings held in October and November, 2003, committed to working with the Rotary Clubs of Gig Harbor to build a covered community shelter as part of the budgeted improvements in 2004 to Skansie Brothers Park, which also included installation of grass, irrigation and landscaping improvements (grass and irrigation already installed).

Initially, adaptive re-use of the garage was considered but rejected for several reasons: 1) the necessary minimum height of the community structure would be 17 feet and would tend to conflict with the historic house height, scale and design; 2) the garage was structurally inadequate for remodel - since confirmed in the *Skansie Brothers Park Historic Structures Report* (see attached); and 3) the historic structures architect, Mr. Gene Grulich, recommended that the community structure be located away from the house and the City Council consented to a northern location that minimized intrusion on to the Skansie Brothers Park property.

Siting, design and construction considerations have been submitted through complete site application, shoreline permit, and design review. The DRB recommended denial on a variance to have part of the structure's roof reduced to a 4/12 roof pitch (the dominant steeper pitch is 12/12). The project will be heard before the city's Hearing Examiner on June 16, 2004, unless the City Council moves to stop the process. At the May 10, 2004, Council Meeting, the City Council confirmed a contract reflecting construction commitments (construction obligations, indemnification and insurance) that are necessary to conduct the project. **The May 10 contract required, in addition to necessary permitting, that the project in its ultimate design configuration be returned to the City Council for final review; this agenda item is the opportunity for such review.**

The project has been shifted slightly more into the Jerisich Park property than anticipated in order to further minimize intrusion from the structure into the pedestrian view corridor along Harborview Drive (see attached drawings and photos). The structure is located immediately east of the flag pole, pavers, existing concrete structures and landscape vegetation that house the sewer pump station on the Jerisich Dock property.

The proposed pavilion is a 1225 square foot open-air structure that will be surrounded by brick pavers and match existing pavers at the site. The pavilion will step down towards Jerisich Dock, but be ADA accessible at grade if entered at the west end. Construction will require the relocation of the anchor monument; the Fisherman's Memorial will be untouched as the pavilion is 20' away. The pavilion will be of timberframe construction with a metal roof. The wood stain and roof color will match the Jerisich Dock restroom.

POLICY CONSIDERATIONS

The Jerisich Dock property was previously used for the construction of the public restroom on the site, built by Rotary in the 1980s. Even before the acquisition of Skansie Brothers Park, *The City of Gig Harbor Parks, Recreation and Open Space Plan 1999*, and then the 2001 recently adopted revision of the plan, identified development of a public shelter on the Jerisich Park/Skansie property as an objective of the park plan element of the city's comprehensive plan (p.151, 152 - see attached map). The current plan also identifies similar park shelters as desired at Wilkinson Farm, Donkey Creek Park, Westside Neighborhood Park (recently purchased, yet to be named), and a Gig Harbor North Park (yet to be acquired).

FISCAL CONSIDERATIONS

The total support cost to the taxpayer of the pavilion project totals less than \$2000. Local Rotary Clubs are required by contract, and committed to donate, over \$50,000 in labor, materials and direct cost to the development of the pavilion. The square footage of the north end of the Skansie property devoted to this pavilion project totals

Pavilion Project p.3

approximately 455 square feet. In comparison, the cost of a maritime pier on the south end of the property, currently under preliminary design at a cost of \$12,000 to the taxpayer, involves 5400 square feet of uplands, not including additional use of tidelands, and is projected by design consultants *Makers* to cost between \$1.4 and \$1.9 million with the most likely scenario at the upper limit.

RECOMMENDATION

This project review is required under the contract. If the City Council takes no action, then the Hearing Examiner may or may not approve the project after the public hearing on June 16.

2004
NARRATIVE OF OBJECTIVES

1. **Wilkinson Farm.** Use existing park staff to maintain and improve public access. **December.**
2. **Pedestrian facilities.** Work with Pierce Transit and Planning for design and construction of additional Gig Harbor transit/pedestrian shelters. **\$5,000 - December.**
3. **Sign placement and repair.** Provide informational signage and markers at significant locations and/or repair existing signage. **\$15,000 - December.**
4. **Holiday decorations.** Decorate streetscapes along city arterials with cedar garlands and seasonal banners throughout the winter holiday season. These would be decorated with 4" bows to bring a warm, festive look to the harbor. **\$7,500 - November.**
5. **Continue an Arts Commission Project Support Program.** Continue an Arts Commission Project Support Program to provide funding to nonprofit art and cultural arts organizations that provide benefit for city residents. The program will also fund non-profit organizations that want to do arts projects that involve city residents, such as community service organizations, civic organizations, or libraries. Projects that benefit city residents are the core focus. Project grants can include concerts, theatre productions, visual art exhibits, art festivals, or a broad range of arts-related services. **\$20,000 - December.**
6. **Donkey Creek Park.** Continue to coordinate the design and construction of the Donkey Creek Park. Provide picnic tables, benches and nature interpretive center. **\$20,000 - December.**
7. **Skate Park.** Purchase and install 2 new spring toys in the play area. **\$2,500 - April.**
8. **Park restroom time locks.** Install time locks on the restroom doors at, Grandview Forest Park, City Park, and Finholm View Climb so they can be closed and opened automatically. **\$9,000 - March.**
9. **Adam Tallman Park.** Construct 2,800 lf of asphalt pathway on the existing gravel nature trail around the wetland providing a more pedestrian walkable surface. **\$35,000 - June.**
10. **Skansie Brothers Park Improvements.** Install new lawn, irrigation, and upgrade power panel. Work with the local Rotary clubs to construct a community shelter. **\$50,000 - October.**
11. **Concerts on the Park.** Provide monthly concerts on the village green area in front of the civic center during the summer months. **\$3,000 - June through September.**

SUMMARY OF REPORT FINDINGS

The City of Gig Harbor retained the services of Grulich Architecture + Planning Services in the spring of 2004 for the purpose of preparing this Historic Structures Report. The report was completed in May of 2004 and was prepared under the general outline the National Park Service establishes as a guideline for contents of a Historic Structure Report.

A Historic Structures Report (HSR) is a written and illustrated reference document that provides an in-depth historic and architectural examination of a building(s) or site. It identifies significant original features and spaces, the existing appearance, and condition of the structure(s). The purpose of the examination is to provide information pertaining to the preservation of the subject property.

The Skansie property, formally known as Skansie Brothers Park, is the property developed almost 100 years ago by Andrew Skansie and his family. The site currently contains three buildings: the house, the garage, and the net shed. The house and the net shed are significant historic structures and intricately linked to the early history of Gig Harbor. The prominence of the Skansie family, their contributions to the early industries of shipbuilding, and their continuous involvement with the fishing industry provides a strong connection to the activities of the pioneers of Gig Harbor. Andrew Skansie is the central person in the history of the Skansie property. He and his brothers were some of the earliest citizens of the area. Andrew built the house and the net shed. His sons continued his lifestyle by carrying on with the fishing industry and the tradition of boat repair. The house and net shed, although altered over the years, are a permanent reminder of the historic site. With the completion of the house and net shed in the 1940s little has changed in the past 60 years.

The Skansie property is a unique urban development located in the heart of Gig Harbor, which is little changed since the pioneer days of the area. As an oasis of green and open sky, the property is a significant public resource for the city and one that can retain its historic integrity while providing a community asset of open space for the enjoyment of the citizens of Gig Harbor.

The property has had few permanent buildings or structures. The development of the park is consistent with its history and is appropriate for the preservation of the existing buildings.

Skansie Brothers Park Historic Structures Report

Gig Harbor, Washington

The garage was constructed late in the history of the site and is not deemed to have a significant historic value. The garage cannot be occupied due to its lack of structural capacity to meet modern building code requirements. ←

The Skansie house is a unique structure built by the owner and maintained for almost 100 years. The house was constructed by a unique process using techniques Andrew Skansie brought from the "old country". The house originally built in c.1910 - 1912 does not meet the requirements of the current building code. But, modifications can be made which will increase the stability of the structure and the safety of its occupants.

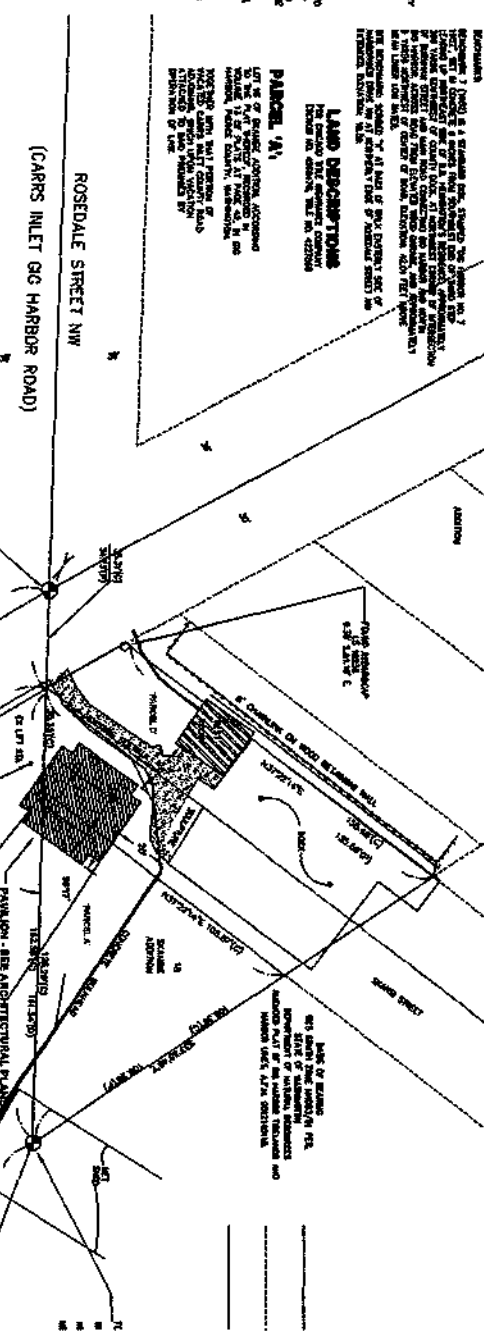
The net shed is the most significant structure on the property due to its importance in the history of the fishing industry. A quintessential building for a fisherman, the net shed provided a drying space for fishing nets. The net shed is a reminder of the process of fishing in early Puget Sound. It has been a landmark on Gig Harbor bay for almost 100 years. Constructed of wood, it has experienced some deterioration and was not constructed in a manner that is acceptable to the requirements of modern building codes. The net shed does require significant structural improvements in order to comply with current building codes. Others issues to be addressed include life safety requirements and the requirements of the Americans with Disabilities Act.

The site and the building can be developed as major features of downtown Gig Harbor providing a major asset to the city while meeting the principles of historic preservation.

Skansie Pavilion Site Plan

Construction of an Open Sided
Outdoor Pavilion

- GENERAL NOTES**
1. ALL DIMENSIONS TO UNLESS SHOWN TO BE OTHERWISE ARE TO FACE OF STRUCTURE UNLESS SPECIFICALLY NOTED TO THE CONTRARY.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, ORDINANCES, AND REGULATIONS APPLICABLE TO THIS PROJECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, AND REGULATIONS APPLICABLE TO THIS PROJECT.
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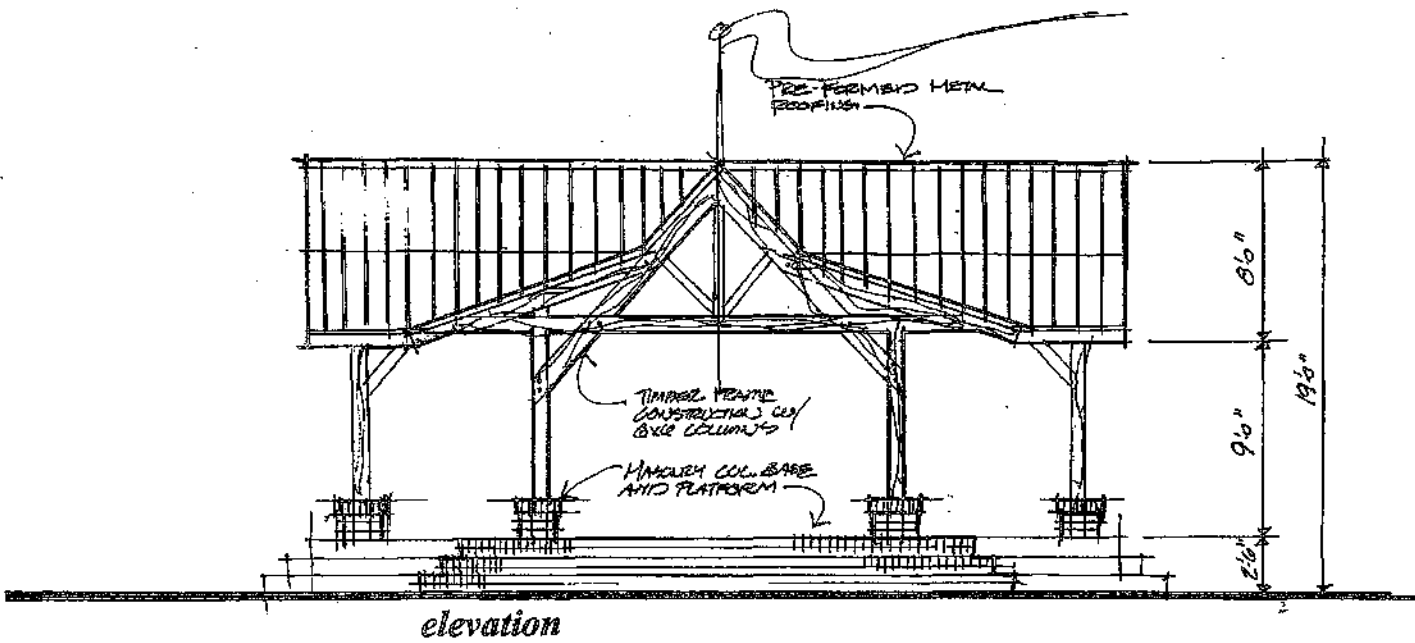
DAVID BROWN
LAND ASSOCIATES, INC.
1800 Peachtree Road, Suite 200
Atlanta, Georgia 30309
Phone: (404) 252-1111
FAX: (404) 252-1112
AS PROVIDED TO EXISTENCE BY CITY OF SAN MARCO

COVER SHEET
C-1
NO. OR. 119

Skansie Pavillon Site Plan



| | |
|-------------|---------|
| DATE | 1/10/00 |
| REVISION | |
| NO. | 1 |
| DATE | 1/10/00 |
| BY | DB |
| CHECKED BY | |
| APPROVED BY | |
| DATE | |



Rotary Centennial Pavilion
Skansie Brothers Park

SFA WOODGLASS FREDMAN ASSOCIATES, AIA
 ARCHITECTURAL
 PLANNING
 CONSULTING
 1700 Thomas Hwy #200
 Ft. Belvoir, VA 22033
 (703) 621-6100 Fax: (703) 621-6105



COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF ADMINISTRATIVE DECISION

CITY OF GIG HARBOR COMMUNITY DEVELOPMENT DEPARTMENT DRB 04-09

TO: David J. Freeman
3019 Judson Street
Gig Harbor, WA 98335

FROM: Jennifer Sitts
Associate Planner

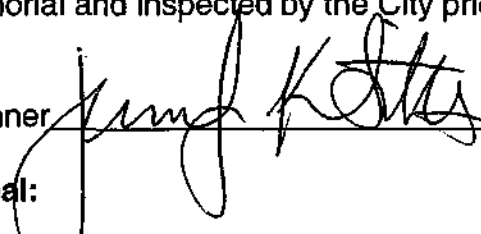
DATE: May 20, 2004

RE: DRB 04-09 Rotary Centennial Pavilion

I have reviewed the applicable Design Manual requirements for the proposed pavilion at the City's Jerisich Dock and Skansie Brothers Park, 3207 Harborview Drive (detailed in the April 15, 2004 building plans and May 20, 2004 site plan). With the exception of the specific Design Manual requirement **Provide visual terminus to tops of buildings** (pg 65, #3), being reviewed by the DRB at its May 27, 2004 meeting, I find that the specific requirements of the Design Manual have been met. Design Review application DRB 04-09 is hereby **approved** for all applicable Design Manual requirements that received administrative review, subject to the following conditions:

1. The anchor monument to be removed for the pavilion installation shall be relocated on site to a location specified by the City.
2. Temporary protective fencing shall be installed around the Fisherman's Memorial and inspected by the City prior to any construction on site.

Jennifer Sitts
Associate Planner


Date 5/20/2004

Right of Appeal:

The applicant may appeal an administrative decision on this application to the Gig Harbor Hearing Examiner if an appeal is filed, in writing, within twenty (20)

days of the issue date of this decision. A filing fee of \$130.00 must be submitted with any appeal filed.

cc: Planning File

L:\Current Planning\Projects\2004\Rotary Pavilion\DR Admin Decision.doc



COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF RECOMMENDATION

CITY OF GIG HARBOR DESIGN REVIEW BOARD DRB 04-09 – ROTARY CENTENNIAL PAVILION

TO: David Freeman
3019 Judson Street
Gig Harbor, WA 98335

FROM: Jennifer Sitts
Associate Planner

DATE: June 1, 2004

RE: DRB 04-09 ROTARY CENTENNIAL PAVILION –
ARCHITECTURAL DESIGN REVIEW CATAGORY

Having reviewed the above referenced application at its regular meeting of May 27, 2004, the City of Gig Harbor Design Review Board (DRB) has made the following findings and recommendation to the Gig Harbor Hearing Examiner for the following specific requirement of the Design Manual:

1. Design Manual pg 65, #3 – Provide visual terminus to tops of buildings.
 - b. Steep pitch hip or gable roof form.

Findings: The DRB finds that the proposed 4/12 roof pitch, as an alternative design, is not an equivalent or superior design solution nor does the proposed alternative meet the intent of the general requirement. If an alternative design solution should be approved, the solution should be sensitive to views of the harbor and the direction to view and be compatible with the mass and scale of the house, netshed, garage and restroom also located on the park site.

Recommendation: The DRB recommends the City of Gig Harbor Hearing Examiner deny the proposed roof design on the Rotary Centennial Pavilion.

Voting: After staff and applicant presentations and DRB questions, Jim Pasin moved to recommend denial to the Hearing Examiner. Paul Kadzik seconded for the purpose of discussion. Lita Dawn Stanton and Linda Gair recused

themselves from the vote stating they could not make an unbiased decision. Chuck Hunter and Jim Pasin voted in the affirmative. Paul Kadzik voted in the negative. Motion to recommend denial carried 2 -1.

Chuck Hunter, Chairman
Design Review Board

Chuck Hunter

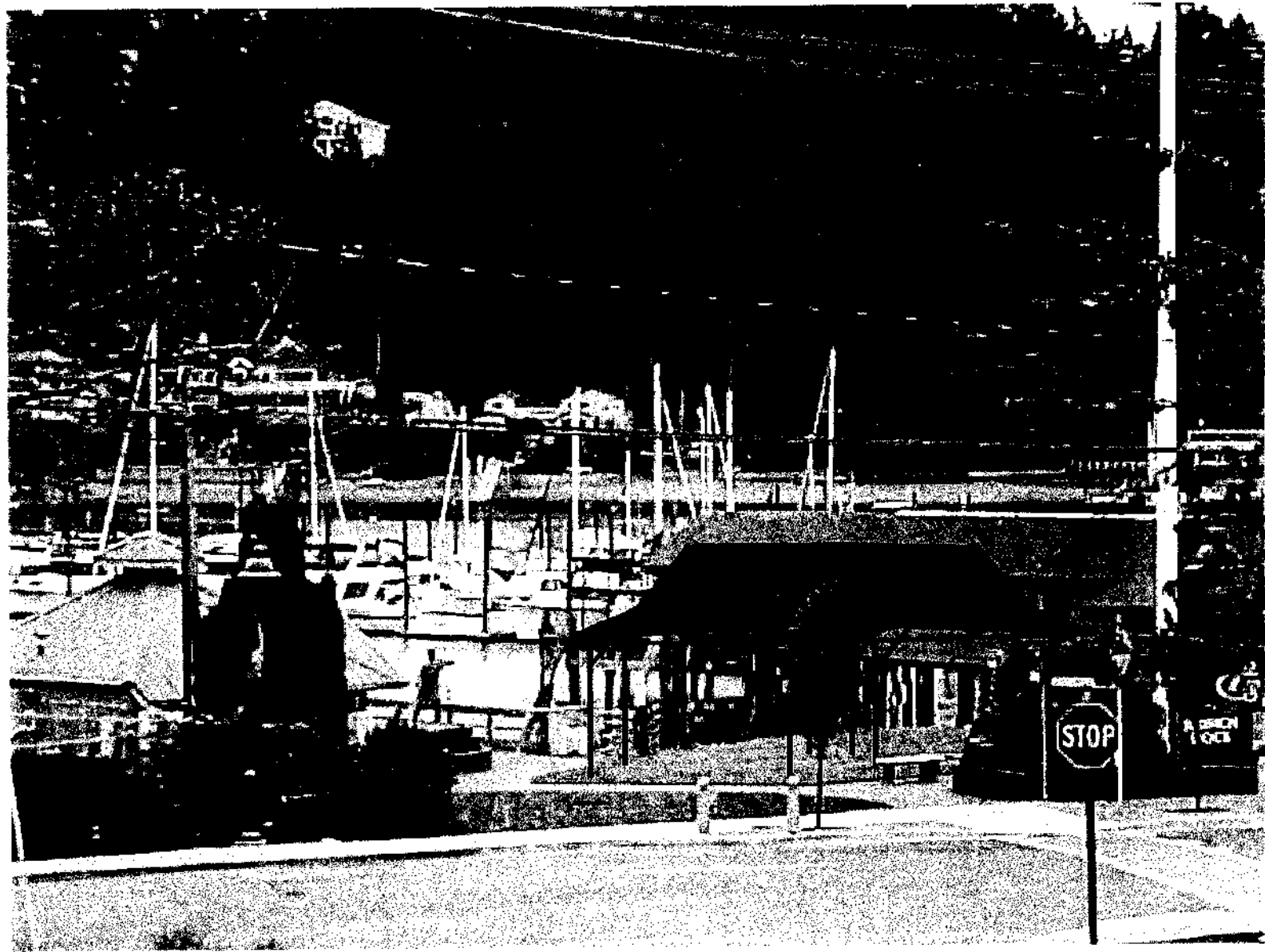
Date 6/3/2004.

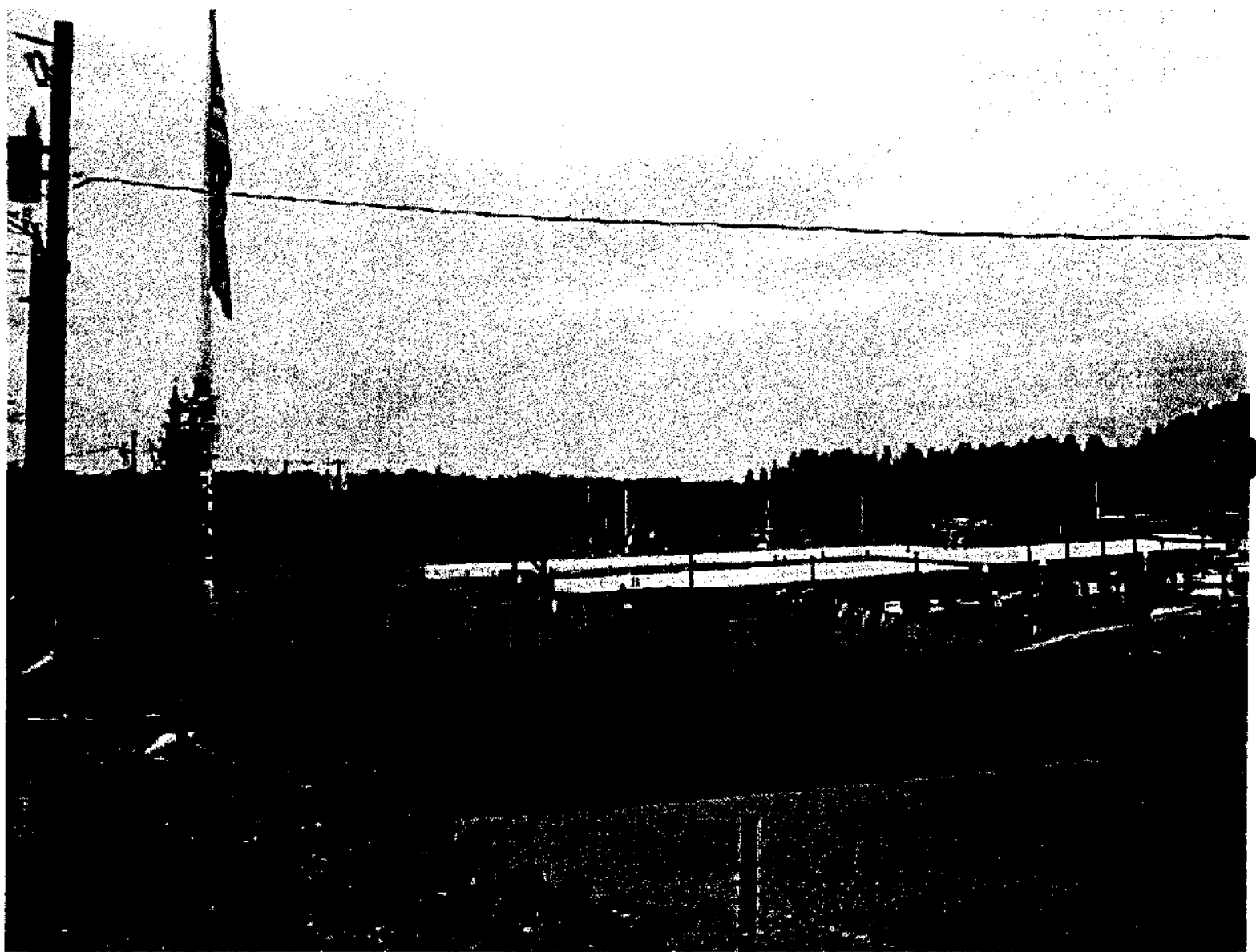
cc: Planning File

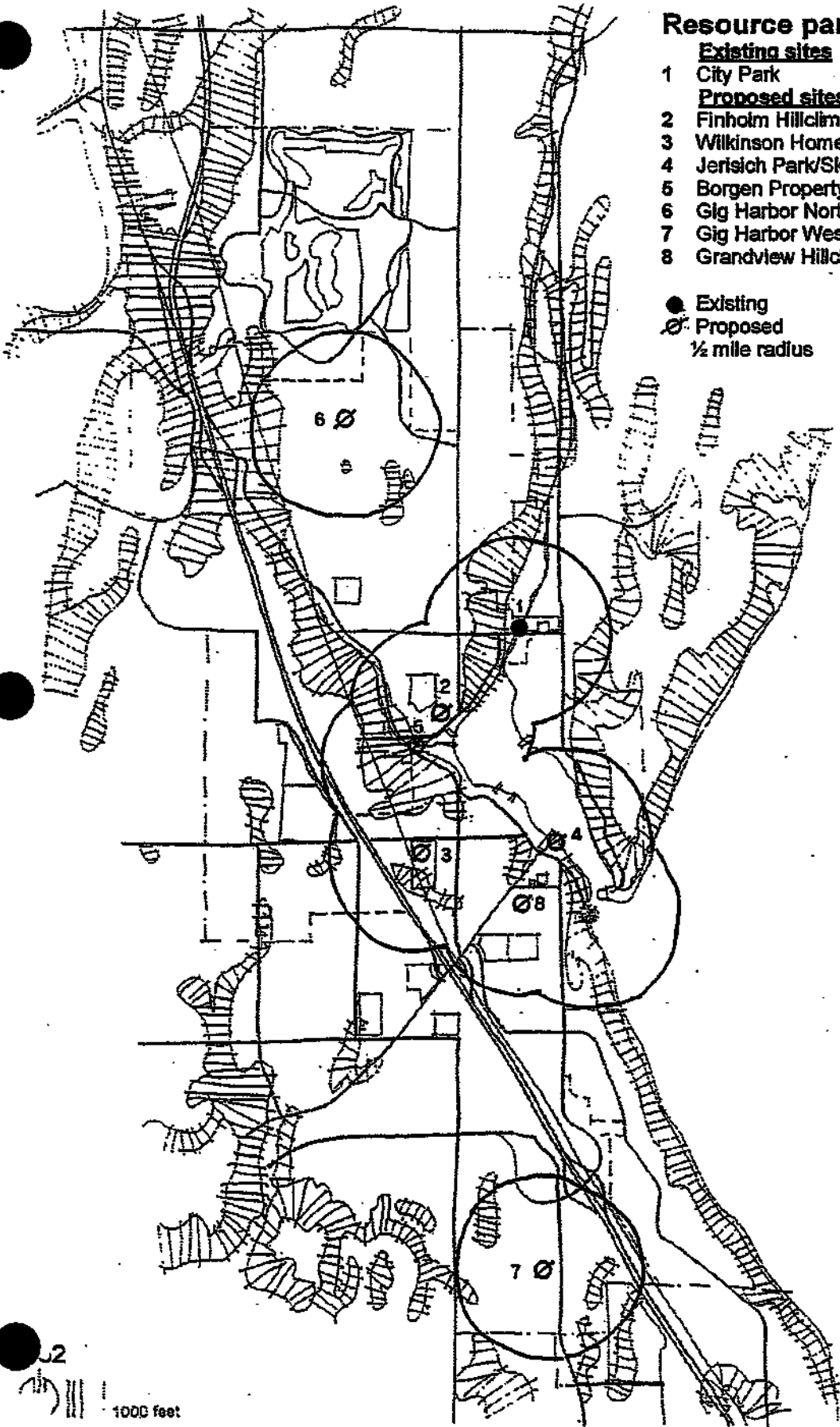
The following documents are included in the Design Review Board's recommendation:

- A: Revised site plans received 5/20/04
- B: Building plans received 4/15/04
- C: Notice of Administrative Decision, issued 5/20/04
- D: Image of proposed pavilion as viewed from Skansie Brothers Park
- E: Image of proposed pavilion as viewed from Rosedale Street

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Resource parks – picnic shelters

Existing sites

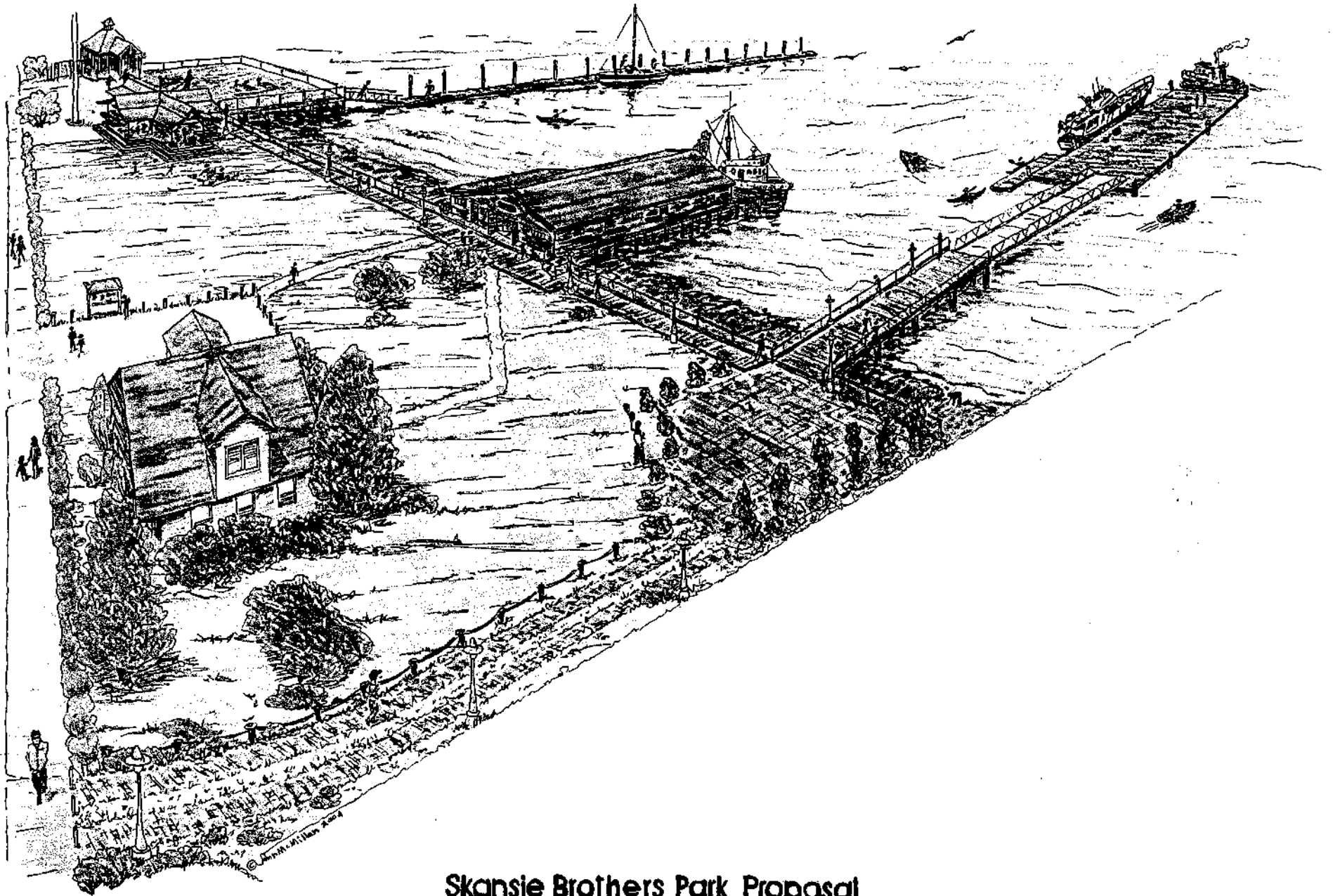
1 City Park

Proposed sites

- 2 Finholm Hillclimb
- 3 Wilkinson Homestead
- 4 Jerisich Park/Skansie Shipyard
- 5 Borgen Property/Donkey Creek Hatchery
- 6 Gig Harbor North
- 7 Gig Harbor West
- 8 Grandview Hillclimb

● Existing
 ○ Proposed
 1/2 mile radius

2
 1000 feet



Skansie Brothers Park Proposal



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT DEPARTMENT

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: STEVE OSGUTHORPE, AICP
PLANNING & BUILDING MANAGER
SUBJECT: SECOND READING OF REVISED ORDINANCE ADOPTING
REGULATIONS IN TITLE 6 REGULATING BEEKEEPING
DATE: JUNE 14, 2004

INFORMATION/BACKGROUND

At the May 10 Council Meeting, the staff presented a single ordinance regulating beekeeping as a nuisance factor in Title 6 of the Gig Harbor Municipal Code. The ordinance specified the number of hives allowed based upon lot size, and allowed beekeeping on lots as small as 6,000 square feet. It specifies no limit for lots over 1 acre in size (43,560 sq.ft.). It also included (as per the County model) an exemption from the lot size standards if the lot is adjacent to an open area, of at least two acres in size.

During the public hearing, comments were received that prompted additional changes to the draft ordinance. Accordingly, the staff has drafted a revised ordinance reflecting, to the degree possible, comments received from all parties testifying at the hearing. The revised ordinance includes the following changes:

1. Section 6.10.040(B) – Eliminate lot size requirements and the corresponding provision allowing abutting open spaces to meet lot size requirements.
2. Section 6.10.050(A) – Replace the word "defensive" with the word "aggressive".
3. Section 6.10.050(D) – Insert the word "bumblebee" in the list of stinging insects.
4. Section 6.10.060(B) – Replace the word "beestings" with the words "honeybee stings" in the second sentence.
5. Section 6.10.070(B) – Replace the phrase "higher than normal death threatening" with the phrase "potential life-threatening systemic reaction caused by a bee sting" in the second sentence.
6. Section 6.10.070(C) – Replace the word "staff" with "City Attorney" in the sentence addressing the drafting of a written decision.

POLICY CONSIDERATIONS

Standards adopted under Title 6 are enforced by the Police Department if the penalty is criminal sanctions. However, there are also provisions for abatement and civil penalties.

ENVIRONMENTAL ANALYSIS

A SEPA threshold Determination of Non-significance (DNS) was issued for the proposed amendments on April 23, 2004. Notice of the SEPA threshold determination was sent to agencies with jurisdiction and was published in the Peninsula Gateway on April 28, 2004. The threshold determination became final on May 12, 2004. The deadline for appealing the determination was May 26, 2003. No appeals have been filed and no SEPA public comment has been received.

FISCAL IMPACTS

There are no fiscal impacts associated with this proposal.

RECOMMENDATION

The staff recommends that the Council adopt the proposed ordinance as drafted.

Attachments:

Draft ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO BEEKEEPING, ADOPTING DEFINITIONS, ADDRESSING HIVE PLACEMENT; DECLARATING NUISANCES, DESCRIBING ENFORCEMENT PROCEDURES, VIOLATIONS AND PENALTIES, ESTABLISHING AN APPEAL PROCESS, ADDING A NEW CHAPTER 6.10 TO THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, the City acknowledges that where beekeeping exists next to residentially-developed property, beekeeping occasionally becomes the subject of nuisance complaints; and

WHEREAS, the City further acknowledges that in some instances, residential property owners may have medical conditions caused by bee stings that would constitute a higher than normal hospitalization or death-threatening event; and

WHEREAS, where beekeeping jeopardizes, endangers or otherwise constitutes an actual, potential or perceived menace to public health or safety, the City desires to control beekeeping as a nuisance under the procedures in this Ordinance; and

WHEREAS, the City SEPA Responsible Official issued a Determination of Non-significance under SEPA for this Ordinance on April 23, 2004; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meeting of _____; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. A new chapter 6.10 is hereby added to the Gig Harbor Municipal Code, to read as follows:

BEEKEEPING

Sections:

- 6.10.010 Policy and Purpose.**
- 6.10.020 Definitions.**
- 6.10.030 Beekeeping – Maintenance of Colonies.**
- 6.10.040 Hive Placement.**
- 6.10.050 Nuisance Declared.**

- 6.10.060 **Enforcement.**
 - 6.10.070 **Violation – Penalty.**
 - 6.10.080 **Appeals.**
-

6.10.010. Policy and Purpose.

A. Where beekeeping and non-agricultural uses exist side-by-side, beekeeping occasionally becomes the subject of nuisance complaints. It is the intent of this Chapter to clarify the circumstances under which beekeeping shall be considered a nuisances.

B. This chapter is intended to address beekeeping complaints on individual properties, by either the withdrawal of beekeeping privileges or abatement through statutory nuisance procedures.

C. This chapter is intended to be supplemental to the procedures in chapter 15.60 RCW, and in case of any conflict, chapter 15.60 RCW shall govern.

6.10.020. Definitions.

As used in this Chapter, the following definitions shall apply:

A. "Abandoned hive(s)" means any hive with or without bees, that evidences a lack of being properly managed, or is otherwise not managed and/or left without authorization on the property of another, or is on public land.

B. "Apiary" means a site where hives of bees or hives are kept or found.

C. "Colony" means a natural group of bees having a queen(s).

D. "Fence" means any obstruction through which bees will not readily fly.

E. "Hive(s)" means a manufactured receptacle or container prepared for the use of bees, including movable frames, combs, and substances deposited into the hive by bees.

F. "Honey bee(s)" means any life stages of the species *Apis Mellifera*.

6.10.030. Beekeeping – Maintenance of Colonies.

A. Honey bee colonies shall be maintained in the following condition:

1. All honey bee hives shall be registered with the Washington State Department of Agriculture and comply with Chapter 15.60 RCW and Rules adopted thereunder.

2. Colonies shall be maintained in movable-frame hives, unless exempted by the Washington State Department of Agriculture as an educational exhibit.

3. Adequate handling techniques, such as requeening, should be employed, and adequate space in the hive should be maintained in order to minimize swarming.

4. Apiaries shall be managed and kept in a clean and orderly condition.

6.10.040. Hive Placement Requirements. Hives in all areas of Gig Harbor shall adhere to the following:

A. Hives shall be at least 30 feet away from a property line, with the hive(s) entrance(s) facing away from or parallel to the nearest property line.

B. Beekeeping privileges may be withdrawn from any property by written notification to the property owner by the Gig Harbor City Council. Withdrawal must be done with cause, however, the cause need not be the fault of the beekeeper, nor be a factor that is under the control of the beekeeper. Any condition or combination of circumstances, which, the City Council determines jeopardizes, endangers or otherwise constitutes an actual, potential or perceived menace to public health or safety will constitute valid cause to withdraw the beekeeping privileges on any property. The procedure for the withdrawal of beekeeping privileges is set forth in Section 6.10.070 herein.

C. A consistent source of water shall be provided as appropriate at the apiary. This requirement is intended to discourage bee visitation at swimming pools, hose bibs, animal watering sources, bird baths, or where people congregate.

6.10.050 Nuisance Declared. It shall be the duty of all persons keeping hives of honey bees or having other stinging insects as described below, in or upon their property or premises, to prevent the following:

A. Colonies of bees which are aggressive or exhibit objectionable behavior, or which interfere with the normal use of property, or the enjoyment of persons, animals or adjacent property.

B. Hives of bees which do not conform to GHMC Section 6.10.040.

B. An abandoned hive(s).

D. All other nests (colonies) of stinging insects such as yellow jackets, hornets, bumblebees and wasps which exhibit objectionable behavior or interfere with normal use of property, or the enjoyment of persons, animals or adjacent property.

E. All nests, hives, or colonies of Africanized honey bees (*Apis Mellifera Scutellata*) except those which are permitted in RCW 15.60.140.

Each of the above-described conditions shall constitute a nuisance pursuant to RCW 9.66.010, and may be abated by the City of Gig Harbor, pursuant to chapter 9.66 RCW. In the alternative, the City may determine that each of the above-describe conditions shall constitute a nuisance pursuant to RCW 7.48.130, and may be abated by the City of Gig Harbor, pursuant to chapter 7.48 RCW.

6.10.060. Violation – Penalty.

Any person, firm or corporation in determined by a court of competent jurisdiction to be in violation of any provision of this Chapter shall, upon conviction thereof, be guilty of a misdemeanor. The penalty for such violation shall be imprisonment for a maximum term fixed by the court of not more than 90 days, or by a fine in amount fixed by the court in an amount of not more than \$5,000, or by both such fine and imprisonment.

In the alternative, the City may seek to abate the nuisance and obtain civil penalties consistent with RCW 7.48.250.

6.10.070 Withdrawal of Beekeeping Privileges.

Beekeeping privileges may be withdrawn from any property under the following procedures:

A. A complaint may be filed regarding beekeeping on any property in Gig Harbor. This complaint shall be forwarded to the Gig Harbor Administrator for scheduling on the Gig Harbor City Council meeting schedule. Notice shall be provided to the complainant and the affected beekeeper that the City Council will hold a hearing for the purpose of determining whether the affected beekeeper's privileges should be withdrawn.

B. The City Council shall hold a public hearing on the complaint. A complainant may submit written documentation over a medical doctor's signature certifying that a medical condition caused by honeybee stings to a resident of abutting property would constitute a potential life-threatening systemic reaction or hospitalization event. The City Council's verification of the written documentation

shall constitute sufficient cause to withdraw the privilege of beekeeping from any specific abutting property. In addition, abnormally aggressive behavior by bees toward defending their hive beyond the property line may constitute sufficient cause to withdraw the privilege of beekeeping from any specific property. The Council will accept public testimony and after the close of the public hearing, deliberate on the matter.

C. After the close of the public hearing, the City Council shall direct the City Attorney to draft a written decision on the complaint. This written decision may withdraw beekeeping privileges from any property in the City, based on the evidence presented during the hearing. The decision will document the City Council's rationale for withdrawal of such privileges, including a description of the situation which jeopardizes, endangers or otherwise constitutes an actual, potential or feasible menace to public health and safety.

D. The written decision shall issue within 30 days of the public hearing on the complaint. It may be appealed to the Pierce County Superior Court within 21 days after issuance.

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, clause or phrase of this Ordinance.

Section 3. Effective Date. This Ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this ___ day of _____, 2004.

CITY OF GIG HARBOR

GRETCHEN WILBERT, MAYOR

ATTEST/AUTHENTICATED:

By: _____
MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
CAROL A. MORRIS

FILED WITH THE CITY CLERK: _____
PASSED BY THE CITY COUNCIL: _____
PUBLISHED: _____
EFFECTIVE DATE: _____
ORDINANCE NO: _____



COMMUNITY DEVELOPMENT DEPARTMENT

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: JOHN P. VODOPICH, AICP
COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PUBLIC HEARING AND SECOND READING OF AN ORDINANCE
TRAFFIC IMPACT FEE UPDATE
DATE: JUNE 14, 2004

INFORMATION/BACKGROUND

Attached for your consideration for public hearing and second reading is an ordinance updating the city's traffic impact fee schedule, (GHMC 19.12).

City staff presented various percentages of developer growth participation scenarios to the Public Works Committee on April 5, 2004. The recommendation of the committee and the City Engineer is to raise the traffic impact fee rate from \$108.22 per vehicle trip charge to \$214.09 per vehicle trip charge. Exhibits A and B reflect the current impact fee schedule. Exhibits C and D summarizes the revised impact fee schedule.

FISCAL IMPACTS

The current impact fee fund balance of \$134,000 is inadequate to fund the local portion of project construction costs. For example, this balance would only fund 3.7% of the Olympic Drive/56th Street Improvement Project total cost of \$3,630,000.00. Implementation of an updated traffic impact fee will increase the fund balance to higher levels.

RECOMMENDATION

I recommend that the City Council approve the ordinance as presented.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO IMPACT FEES, UPDATING THE TRANSPORTATION IMPACT FEES BY AMENDING THE PROJECT LIST AND RECALCULATING THE TRANSPORTATION IMPACT FEES, REPEALING THE OLD TRANSPORTATION IMPACT FEE SCHEDULE (APPENDIX A TO ORDINANCE 828), AND ADOPTING A NEW TRANSPORTATION IMPACT FEE SCHEDULE, ALL AS PROVIDED IN GHMC 19.12.120.

WHEREAS, the City adopted an impact fee program for transportation and parks facilities in Chapter 19.12 of the Gig Harbor Municipal Code; and

WHEREAS, GHMC Section 19.12.120 requires the Community Development Director to annually review the City's six-year road plan and the project list for which impact fees are imposed, for the purposes of updating the project list and the schedule of impact fees; and

WHEREAS, the City SEPA Responsible Official issued a Determination of Non Significance under SEPA for this Ordinance on May 4, 2004; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meeting of May 24, 2004 and held a public hearing on June 14, 2004; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Exhibit 'A' to Gig Harbor Ordinance No. 828, which is the Project List of transportation projects for which impact fees are imposed under chapter 19.12 GHMC is hereby repealed.

Section 2. Exhibit 'B' to Gig Harbor Ordinance No. 828, which is the schedule of Transportation Impact Fees imposed under chapter 19.12 GHMC is hereby repealed.

Section 3. Exhibit 'C' to this Ordinance is the 2004 Updated Project List of transportation projects for which impact fees shall be imposed under chapter 19.12 GHMC after the effective date of this Ordinance. The Council hereby adopts Exhibit A by reference as if it were included herein in its entirety.

Section 4. Exhibit 'D' to this Ordinance is the 2004 Schedule of Transportation Impact Fees, which shall be imposed under chapter 19.12 GHMC after the effective

date of this Ordinance. The Council hereby adopts Exhibit B by reference as if it were included herein in its entirety.

Section 5. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, clause or phrase of this Ordinance.

Section 6. Effective Date. This Ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this ___ day of _____, 2004.

CITY OF GIG HARBOR

GRETCHEN WILBERT, MAYOR

ATTEST/AUTHENTICATED:

By: _____
MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
CAROL A. MORRIS

FILED WITH THE CITY CLERK: _____
PASSED BY THE CITY COUNCIL: _____
PUBLISHED: _____
EFFECTIVE DATE: _____
ORDINANCE NO: _____

APPENDIX 'A' - TRANSPORTATION RATE SCHEDULE

| Item No. | Description | Year | Original Estimate | Actual to Date | Balance | % Complete | Original Estimate | Actual to Date | Balance | % Complete | Original Estimate | Actual to Date | Balance | % Complete | |
|----------|---|-----------|-------------------|----------------|--------------|------------|-------------------|----------------|--------------|-------------|-------------------|----------------|------------------|--------------|-------|
| 1 | EAST-WEST (BORGEN) ROAD CONSTRUCTION (Ph. 1) - Swede Hill Interchange (SR-16) to Peacock Hill Ave. | 1999 | \$2,950,000 | \$824,000 | 0 | 0.0% | \$0 | 0.0% | \$824,000 | \$503,000 | 17.1% | 100% | \$1,523,000 | 51.5% | |
| 4 | POINT FOSDICK DRIVE IMPROVEMENTS (Ph. 1) - 1,000-ft. South of Olympic Dr. to 44th Street | 1999 | \$667,000 | \$0 | 0 | 0.0% | \$482,000 | 72.3% | \$482,000 | \$55,000 | 8.2% | 39% | (0.5x0.39)x0.667 | \$130,065 | 19.6% |
| 11 | POINT FOSDICK DRIVE IMPROVEMENTS (Ph. 2) - 44th Street to City Limits | 2001-2002 | \$545,000 | \$0 | 356,626 | 65.3% | \$0 | 0.0% | \$356,626 | \$55,648 | 10.2% | 48% | (0.5x0.48)x0.545 | \$133,525 | 24.5% |
| 12 | OLYMPIC DRIVE/58th STREET IMPROVEMENTS - 950-ft. west of Point Fosdick Drive to 38th Avenue | 2001-2002 | \$1,341,000 | \$0 | 875,774 | 65.3% | \$80,000 | 6.0% | \$955,774 | \$56,681 | 4.2% | 39% | (0.5x0.49)x1.34 | \$328,545 | 24.5% |
| 19 | 58th ST. / PT. FOSDICK DR. IMPROVEMENTS - Olympic Drive to Olympic Drive | 2003-2004 | \$1,182,000 | \$0 | 771,935 | 65.3% | \$36,000 | 3.0% | \$807,935 | \$84,475 | 7.1% | 48% | (0.5x0.48)x1.182 | \$289,580 | 24.5% |
| 22 | EAST-WEST (BORGEN) ROAD CONSTR. (Ph. 2) - Swede Hill Interchange (SR-16) to W. of Woodidge | 2003-2004 | \$4,050,000 | \$0 | 1,751,625 | 43.3% | \$150,000 | 3.7% | \$1,901,625 | \$123,375 | 3.0% | 100% | (0.5x1.0)x4.05 | \$2,025,000 | 50.0% |
| 23 | CRESCENT VALLEY CONNECTOR - Peacock Hill Avenue to Crescent Valley Road | 2003-2004 | \$4,300,000 | \$0 | 1,859,750 | 43.3% | \$0 | 0.0% | \$1,859,750 | \$280,250 | 6.6% | 100% | (0.5x1.0)x4.3 | \$2,150,000 | 50.0% |
| 25 | NORTH-SOUTH CONNECTOR - East-West Road to Peacock Hill Avenue | 2000-2001 | \$150,000 | \$0 | 0 | 0.0% | \$0 | 0.0% | \$0 | \$75,000 | 50.0% | 100% | (0.5x1.0)x0.15 | \$75,000 | 50.0% |
| 26 | HUNT STREET CROSSING - Kimball Drive to 38th Ave. | 2003-2004 | \$11,800,000 | \$0 | 5,103,500 | 43.3% | \$396,100 | 3.4% | \$5,501,600 | \$396,400 | 3.4% | 100% | (0.5x1.0)x11.8 | \$5,900,000 | 50.0% |
| TOTALS | | | \$13,288,000 | \$1,224,000 | \$10,468,500 | 78.7% | \$1,032,100 | 7.8% | \$11,500,600 | \$1,224,000 | 10.6% | 78.7% | | \$10,276,600 | 77.3% |

Appendix 'B'
Transportation

Impact Fee Rate Schedule

| ITE Code | ITE Land Use Category | Trip Rate (1) | % New Trips (2) | Peak Hour Factor (3) | Net New Trips Per Unit of Measure | Impact Fee Per Unit @ \$ 108.22 Per Trip |
|----------|-----------------------------|---------------|-----------------|----------------------|-----------------------------------|--|
| 110 | Light Industrial | 3.49 | 100% | 1.33 | 4.64 1,000 sq. ft. | \$ 0.50 per square foot |
| 140 | Manufacturing | 1.93 | 100% | 1.84 | 3.55 1,000 sq. ft. | 0.38 per square foot |
| 151 | Mini-warehouse | 1.30 | 100% | 0.95 | 1.24 1,000 sq. ft. | 0.13 per square foot |
| 210 | Single Family House | 4.78 | 100% | 1.00 | 4.78 dwelling | 517.30 per dwelling unit |
| 220 | Apartment | 3.24 | 100% | 0.92 | 2.98 dwelling | 322.50 per dwelling unit |
| 230 | Condominium | 2.93 | 100% | 0.89 | 2.61 dwelling | 282.46 per dwelling unit |
| 240 | Mobile Home | 2.41 | 100% | 1.14 | 2.75 dwelling | 297.61 per dwelling unit |
| 250 | Retirement Community | 1.16 | 100% | 0.90 | 1.04 dwelling | 112.55 per dwelling unit |
| 310 | Hotel | 4.35 | 100% | 0.83 | 3.61 room | 390.68 per room |
| 320 | Motel | 5.10 | 100% | 0.56 | 2.86 room | 309.52 per room |
| 420 | Marina | 1.48 | 100% | 0.61 | 0.90 berth | 97.40 per berth |
| 430 | Golf Course | 4.17 | 100% | 0.44 | 1.83 acre | 198.05 per acre |
| 444 | Movie Theater | 11.96 | 100% | 1.88 | 22.48 1,000 sq. ft. | 2.43 per square foot |
| 492 | Racquet Club | 8.57 | 100% | 0.98 | 8.40 1,000 sq. ft. | 0.91 per square foot |
| 530 | High School | 5.45 | 100% | 1.68 | 9.16 1,000 sq. ft. | 0.99 per square foot |
| 560 | Church | 4.66 | 100% | 0.73 | 3.40 1,000 sq. ft. | 0.37 per square foot |
| 610 | Hospital | 8.39 | 100% | 0.59 | 4.95 1,000 sq. ft. | 0.54 per square foot |
| 620 | Nursing Home | 1.30 | 100% | 0.62 | 0.81 bed | 87.66 per bed |
| 710 | Office 10,000 Sq. Ft. | 12.30 | 100% | 1.31 | 16.11 1,000 sq. ft. | 1.74 per square foot |
| 710 | Office 50,000 Sq. Ft. | 8.29 | 100% | 1.28 | 10.61 1,000 sq. ft. | 1.15 per square foot |
| 710 | Office 100,000 Sq. Ft. | 7.02 | 100% | 1.26 | 8.85 1,000 sq. ft. | 0.96 per square foot |
| 720 | Medical Office | 17.09 | 100% | 1.13 | 19.31 1,000 sq. ft. | 2.09 per square foot |
| 820 | Retail 10,000 Sq. Ft. | 83.80 | 49% | 0.85 | 34.90 1,000 sq. ft. | 3.78 per square foot |
| 820 | Retail 50,000 Sq. Ft. | 45.83 | 48% | 0.87 | 19.14 1,000 sq. ft. | 2.07 per square foot |
| 820 | Retail 100,000 Sq. Ft. | 35.34 | 74% | 0.88 | 23.01 1,000 sq. ft. | 2.49 per square foot |
| 820 | Retail 200,000 Sq. Ft. | 27.25 | 74% | 0.88 | 17.75 1,000 sq. ft. | 1.92 per square foot |
| 832 | Restaurant: sit-down | 102.68 | 52% | 0.72 | 38.44 1,000 sq. ft. | 4.16 per square foot |
| 833 | Fast Food, No Drive-up | 393.11 | 52% | 0.51 | 104.25 1,000 sq. ft. | 11.28 per square foot |
| 844 | Service Station | 150.18 | 27% | 0.48 | 19.46 pump | 2,106.00 per pump |
| 850 | Supermarket | 88.80 | 49% | 0.82 | 35.68 1,000 sq. ft. | 3.86 per square foot |
| 851 | Convenience Market - 24 Hr. | 369.00 | 31% | 0.69 | 78.93 1,000 sq. ft. | 8.54 per square foot |
| 860 | Wholesale Warehousing | 3.37 | 100% | 0.29 | 0.98 1,000 sq. ft. | 0.11 per square foot |
| 911 | Bank/Savings: Walk-in | 70.31 | 30% | 1.17 | 24.68 1,000 sq. ft. | 2.67 per square foot |
| 912 | Bank/Savings: Drive-in | 132.61 | 30% | 1.56 | 62.06 1,000 sq. ft. | \$ 6.72 per square foot |

(1) ITE Rate divided by 2.

(2) Eliminates pass-by trips.

(3) Adjustment factor to convert average daily trips to peak hour equivalent.

EXHIBIT C
2004
TRANSPORTATION PROJECT LIST

| TIP # | Project Description | Year | Estimated Total Project Cost | Grants/Other | | Local Participation | | | Developer Participation | | |
|-------|---|------|------------------------------|-------------------------|---------------------|---------------------|--------------------|-------------------------|-------------------------------|-------------------------|-------------------------|
| | | | | % of Total Project Cost | Total Grants | Total Local | City Funds | % of Total Project Cost | % added for Increase Capacity | Developer Participation | % of Total Project Cost |
| 2 | Olympic Drive / 56th Street Improvements - 38th Ave to Point Fosdick Drive | 2006 | \$3,630,000 | 55.1% | \$2,000,000 | \$1,630,000 | \$831,300 | 22.9% | 49% | \$798,700 | 22.0% |
| 3 | 56th Street / Pt. Fosdick Dr. Improvements - Olympic Drive to Olympic Drive | 2006 | \$2,650,000 | 47.2% | \$1,250,000 | \$1,400,000 | \$854,000 | 32.2% | 39% | \$546,000 | 20.6% |
| 5 | 38th Avenue Improvements - Phase 1 - City Limits to 56th Street. | 2007 | \$6,588,000 | 60.7% | \$4,000,000 | \$2,588,000 | \$2,096,280 | 31.8% | 19% | \$491,720 | 7.5% |
| 7 | 36th Avenue / Point Fosdick Intersection - 36th Ave / Pl. Fosdick I/S | 2005 | \$1,250,000 | 28.0% | \$700,000 | \$550,000 | \$280,500 | 22.4% | 49% | \$269,500 | 21.6% |
| 11 | 38th Avenue Improvements - Phase 2 - 56th Street to Hunt Street | 2008 | \$4,400,000 | 56.8% | \$2,500,000 | \$1,900,000 | \$1,539,000 | 35.0% | 19% | \$361,000 | 8.2% |
| 20 | 50th Court - Olympic Drive to 38th Street | 2008 | \$420,000 | 0.0% | | \$420,000 | \$0 | 0.0% | 100% | \$420,000 | 100.0% |
| 24 | 38th Avenue / Hunt Street - Phase 1 - Skansie Avenue to 56th Street | 2009 | \$208,000 | 70.2% | \$146,000 | \$62,000 | \$37,820 | 18.2% | 39% | \$24,180 | 11.6% |
| 25 | Crecent Valley Connector - Crescent Valley Road to Peacock Hill Road | 2009 | \$4,300,000 | 17.4% | \$1,750,000 | \$2,550,000 | \$0 | 0.0% | 100% | \$2,550,000 | 59.3% |
| 26 | Hunt Street X-ing of SR-16 / Kimball Dr Ext - 38th Avenue to Kimball Drive | 2009 | \$12,475,000 | 22.0% | \$5,500,000 | \$6,975,000 | \$0 | 0.0% | 100% | \$6,975,000 | 55.9% |
| 28 | Hunt Street / Skansie Ave Intersection - Hunt Street / Skansie Ave I/S | 2009 | \$300,000 | 0.0% | \$0 | \$300,000 | \$153,000 | 51.0% | 49% | \$147,000 | 49.0% |
| | TOTAL | | \$36,221,000 | | \$17,846,000 | \$18,375,000 | \$5,791,900 | | | \$12,583,100 | |

EXHIBIT D
2004
IMPACT FEE RATE SCHEDULE

| ITE Code | ITE Land Use Category | Trip Rate (1) | % New Trips (2) | Peak Hour Factor (3) | Net New Trips Per Unit of Measure | Impact Fee Per Unit @ 214.09 Per Trip |
|----------|--------------------------|---------------|-----------------|----------------------|-----------------------------------|---------------------------------------|
| 110 | Light Industrial | 3.49 | 100% | 1.33 | 4.64 per 1,000 SF | \$0.99 per SF |
| 140 | Manufacturing | 1.93 | 100% | 1.84 | 3.55 per 1,000 SF | \$0.76 per SF |
| 151 | Mini-warehouse | 1.3 | 100% | 0.95 | 1.24 per 1,000 SF | \$0.26 per SF |
| 210 | Single Family House | 4.78 | 100% | 1 | 4.78 per dwelling | \$1,023.34 per dwelling unit |
| 220 | Apartment | 3.24 | 100% | 0.92 | 2.98 per dwelling | \$638.15 per dwelling unit |
| 230 | Condominium | 2.93 | 100% | 0.89 | 2.61 per dwelling | \$558.28 per dwelling unit |
| 240 | Mobile Home | 2.41 | 100% | 1.14 | 2.75 per dwelling | \$588.19 per dwelling unit |
| 250 | Retirement Community | 1.16 | 100% | 0.9 | 1.04 per dwelling | \$223.51 per dwelling unit |
| 310 | Hotel | 4.35 | 100% | 0.83 | 3.61 per room | \$772.97 per room |
| 320 | Motel | 5.1 | 100% | 0.56 | 2.86 per room | \$611.44 per room |
| 420 | Marina | 1.48 | 100% | 0.61 | 0.90 per berth | \$193.28 per berth |
| 430 | Golf Course | 4.17 | 100% | 0.44 | 1.83 per acre | \$392.81 per acre |
| 444 | Movie Theater | 11.96 | 100% | 1.88 | 22.48 per 1,000 SF | \$4.81 per SF |
| 492 | Racquet Club | 8.57 | 100% | 0.98 | 8.40 per 1,000 SF | \$1.80 per SF |
| 530 | High School | 5.45 | 100% | 1.68 | 9.16 per 1,000 SF | \$1.96 per SF |
| 560 | Church | 4.66 | 100% | 0.73 | 3.40 per 1,000 SF | \$0.73 per SF |
| 610 | Hospital | 8.39 | 100% | 0.59 | 4.95 per bed | \$1,059.76 per bed |
| 620 | Nursing Home | 1.3 | 100% | 0.62 | 0.81 per 1,000 SF | \$0.17 per SF |
| 710 | Office 10,000 SF | 12.3 | 100% | 1.31 | 16.11 per 1,000 SF | \$3.45 per SF |
| 710 | Office 50,000 SF | 8.29 | 100% | 1.28 | 10.61 per 1,000 SF | \$2.27 per SF |
| 710 | Office 100,000 SF | 7.02 | 100% | 1.26 | 8.85 per 1,000 SF | \$1.89 per SF |
| 720 | Medical Office | 17.09 | 100% | 1.13 | 19.31 per 1,000 SF | \$4.13 per SF |
| 820 | Retail 10,000 SF | 83.8 | 49% | 0.85 | 34.90 per 1,000 SF | \$7.47 per SF |
| 820 | Retail 50,000 SF | 45.83 | 48% | 0.87 | 19.14 per 1,000 SF | \$4.10 per SF |
| 820 | Retail 100,000 SF | 35.34 | 74% | 0.88 | 23.01 per 1,000 SF | \$4.93 per SF |
| 820 | Retail 200,000 SF | 27.25 | 74% | 0.88 | 17.75 per 1,000 SF | \$3.80 per SF |
| 832 | Restaurant: sit down | 102.68 | 52% | 0.72 | 38.44 per 1,000 SF | \$8.23 per SF |
| 833 | Fast Food, No Drive-up | 393.11 | 52% | 0.51 | 104.25 per 1,000 SF | \$22.32 per SF |
| 844 | Service Station | 150.18 | 27% | 0.48 | 19.46 per pump | \$4,166.87 per pump |
| 850 | Supermarket | 88.8 | 49% | 0.82 | 35.68 per 1,000 SF | \$7.64 per SF |
| 851 | Convenience Market 24-Hr | 369 | 31% | 0.69 | 78.93 per 1,000 SF | \$16.90 per SF |
| 860 | Wholesale Warehousing | 3.37 | 100% | 0.29 | 0.98 per 1,000 SF | \$0.21 per SF |
| 911 | Bank/Savings: Walk-in | 70.31 | 30% | 1.17 | 24.68 per 1,000 SF | \$5.28 per SF |
| 912 | Bank/Savings: Drive-in | 132.61 | 30% | 1.56 | 62.06 per 1,000 SF | \$13.29 per SF |

(1) ITE Rate divided by 2

(2) Eliminates pass-by trips

(3) Adjustment factor to convert average daily trips to peak hour equivalent.



COMMUNITY DEVELOPMENT DEPARTMENT

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: JOHN P. VODOPICH, AICP
COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: FIRST READING OF AN ORDINANCE RELATING TO ANNEXATION
AND ZONING - NORTHWEST EMPLOYMENT CENTER ANNEXATION
(ANX 03-04)
DATE: JUNE 14, 2004

INFORMATION/BACKGROUND

The City Council met with the initiators of a 'Notice of Intention to Commence Annexation Proceedings' on September 8, 2003 with regards to a proposed annexation of approximately two hundred and twenty-six (226) acres of property west of Highway 16, south of the Washington Corrections Center for Women, and north of Rosedale Street. At that time, the Council voted to authorize circulation of the annexation petition subject to adoption of the pre-annexation Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1) zoning and a requirement that the property owners assume a proportionate share of the City's indebtedness.

The City received a petition for annexation on November 10, 2003. The petition was subsequently certified by the Pierce County Office of the Assessor-Treasurer as being legally sufficient on February 5, 2004.

At the conclusion of a public hearing on March 22, 2004, the Council passed Resolution No. 621 accepting the annexation petition and referred the annexation to the Pierce County Boundary Review Board for consideration. The Boundary Review Board subsequently deemed the annexation approved on May 25, 2004.

Adoption of an Ordinance annexing the property and establishing zoning is in order. The City Attorney has reviewed and approved the attached Ordinance for your consideration.

POLICY CONSIDERATIONS

None.

FISCAL IMPACT

None.

RECOMMENDATION

I recommend that the Council approve the Ordinance as presented following the second reading.



Pierce County

Boundary Review Board

2401 South 35th Street
Tacoma, Washington 98409-7480
(253) 799-7156 • FAX (253) 798-3680

May 25, 2004

John Vodopich
Director of Community Development
3510 Grandview Street
Gig Harbor WA 98335

Re: Proposed Northwest Gig Harbor Employment Center Annexation
Boundary Review Board Case No. A-04-1

Dear Mr. Vodopich:

The forty-five (45) day period has elapsed since the Notice of Intention was officially filed with the Pierce County Boundary Review Board on April 5, 2004, and the Board's jurisdiction has not been invoked.

Accordingly, as provided by RCW 36.93.100, the subject proposal is deemed approved by the Boundary Review Board.

The City of Gig Harbor needs to submit a certified copy of its final ordinance, along with the attached legal description, formally extending its boundaries to accomplish completion of the proposal. The ordinance should come directly to the Boundary Review Board for distribution to all concerned County departments.

Sincerely,

Toni Fairbanks
Chief Clerk

Attachment
brb45end.doc

RECEIVED
CITY OF GIG HARBOR
MAY 28 2004
COMMUNITY
DEVELOPMENT

PAGE 12
RECEIVED
CITY OF GIG HARBOR
MAY 28 2004
COMMUNITY
DEVELOPMENT

EXHIBIT
I.1

ANNEXATION DESCRIPTION

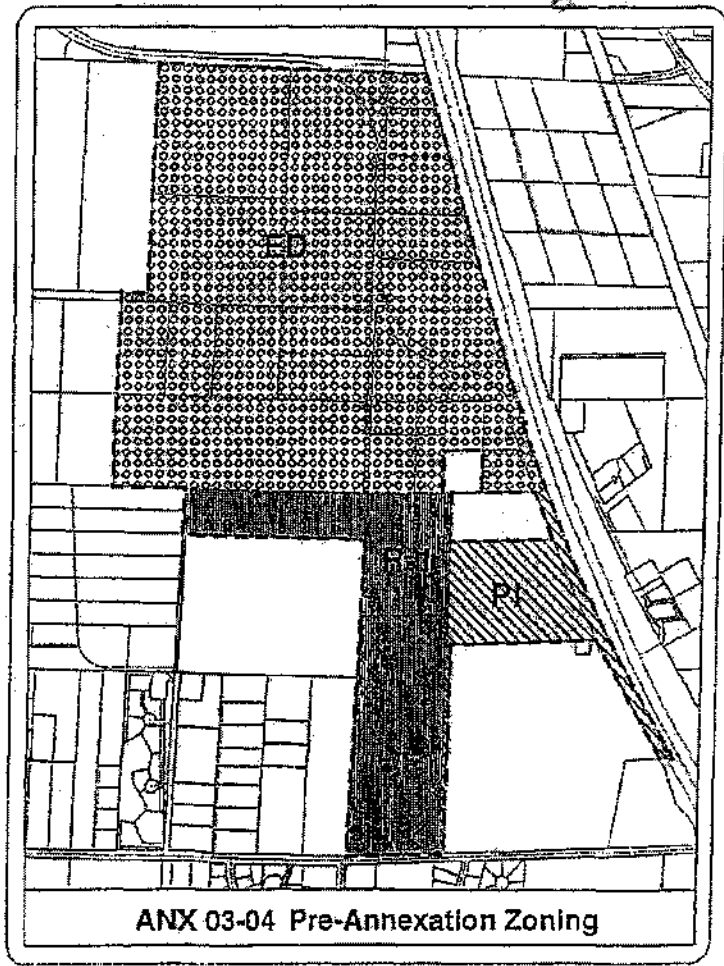
The proposed annexation is of approximately two hundred twenty six (226) acres. The area is currently zoned Moderate Density Single Family and Employment Center, per the Pierce County zoning code and will be brought into the City of Gig Harbor with Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1) zoning.

The reason for the annexation is to bring properties located within the Urban Growth Area (UGA), into the incorporated limits of Gig Harbor.

The method used to initiate the annexation was the petition method in accordance with RCW 35A.14

EXHIBIT I.5.B
VICINITY MAP

RECEIVED
CITY OF GIG HARBOR
MAY 28 2004
COMMUNITY
DEVELOPMENT



**CITY OF GIG HARBOR
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF GIG HARBOR, RELATING TO ANNEXATION AND ZONING, ANNEXING APPROXIMATELY TWO HUNDRED AND TWENTY SIX (226) ACRES OF PROPERTY LOCATED WEST OF HIGHWAY 16, SOUTH OF THE WASHINGTON CORRECTION CENTER FOR WOMEN, AND NORTH OF ROSEDALE STREET LOCATED IN PIERCE COUNTY (ANX 03-04), ADOPTING ZONING REGULATIONS FOR THE ANNEXATION AREA, AND REQUIRING THE PROPERTY OWNERS TO ASSUME THEIR PROPORTIONATE SHARE OF INDEBTEDNESS.

WHEREAS, on June 4, 2003, the City of Gig Harbor received a Notice of Intent to Annex approximately two hundred and twenty six (226) acres of property located west of Highway 16, south of the Washington Correction Center for Women, and north of Rosedale Street located in Pierce County, more particularly described in Exhibit A, attached hereto and incorporated herein as if fully set forth in full; and

WHEREAS, the Notice of Intent was signed by the owners of not less than ten percent (10%) of the acreage of the property described in Exhibit A; and

WHEREAS, on September 8, 2003, the City Council met with the initiators of the petition and voted to authorize circulation of the annexation petition subject to certain conditions including adoption of pre-annexation Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1); and that the property owners assume a proportionate share of the City's indebtedness; and

WHEREAS, on November 10, 2003, a petition for annexation of the property described in Exhibit A was received by the City; and

WHEREAS, on February 5, 2004, the petition for annexation was certified by the Pierce County Office of the Assessor-Treasurer, as being legally sufficient, and as containing the signatures of the owners of a majority of the acreage of the area proposed for annexation described in Exhibit A; and

WHEREAS, on March 22, 2004, the City Council, following a public hearing on the annexation petition, the voted to approve the proposed pre-annexation Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1) zoning for the area and the annexation, subject to Boundary Review Board approval (City of Gig Harbor Resolution No. 616); and

WHEREAS, on March 24, 2004, the Notice of Intention, together with supporting documentation, was submitted to the Chief Clerk of the Pierce County Boundary Review Board; and

WHEREAS, on April 8, 2004, the Chief Clerk of the Pierce County Boundary Review Board deemed the annexation proposal as complete, set the official filing date as April 5, 2004, initiated the forty-five (45) day review period, and noted that the period during which jurisdiction could be invoked would expire on May 20, 2004; and

WHEREAS, the property described in Exhibit A and proposed to be annexed is within the Urban Growth Area as established by Pierce County and included in the Comprehensive Plans of both the County and the City of Gig Harbor; and

WHEREAS, the City of Gig Harbor Comprehensive Plan, adopted in November 1994, established a land use map designation for this area as Employment Center, Public Institutional, and Urban Residential Low Density, along with pertinent goals

and objectives, to guide the development of the annexation area over the next twenty years; and

WHEREAS, the proposed pre-annexation Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1) zoning of the property described in Exhibit A is consistent with the City of Gig Harbor Comprehensive Land Use Plan designation as Employment Center, Public Institutional, and Urban Residential Low Density; and

WHEREAS, the Gig Harbor Council has provided its intent to annex approximately two hundred and twenty six (226) acres of property located west of Highway 16, south of the Washington Correction Center for Women, and north of Rosedale Street Located in Pierce County, contingent upon the following conditions:

- A. Assumption by the property owners of their proportionate share of the City of Gig Harbor's indebtedness; and
- B. Imposition of Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1) zoning of the property; and

WHEREAS, on May 25, 2004, the Pierce County Boundary Review Board issued a written decision approving the annexation of the property as described in Exhibit A; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meeting's of June 14 and June 28, 2004; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON,
ORDAINS AS FOLLOWS:

Section 1. The Gig Harbor City Council hereby approves the annexation of approximately two hundred and twenty six (226) acres of property located west of Highway

16, south of the Washington Correction Center for Women, and north of Rosedale Street
Located in Pierce County, contingent upon the following conditions:

- A. Assumption by the property owners of their proportionate share of the City of Gig Harbor's indebtedness; and
- B. Imposition of Employment District (ED), Public Institutional (PI), and Single-Family Residential (R-1) zoning of the property as identified in Exhibit B.

Section 2. The Community Development Director is hereby instructed to effectuate the necessary changes to the Official Zoning Map of the City in accordance with the zoning established in Section 1.

Section 3. The Gig Harbor City Clerk hereby declares the property described in Exhibit A to be contiguous with the boundaries of the City of Gig Harbor.

Section 4. The City Clerk is hereby directed to record a certified copy of this ordinance with the office of the Pierce County Auditor.

Section 5. This ordinance shall take effect five days after passage and publication as required by law.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor this 28th day of June 2004.

APPROVED:

MAYOR, GRETCHEN WILBERT

ATTEST/AUTHENTICATED:

CITY CLERK, MOLLY M. TOWSLEE

Exhibit A
NORTHWEST GIG HARBOR EMPLOYMENT
CENTER ANNEXATION (ANX 03-04)

"A"

July 29, 2003
File #27705/0

GIG HARBOR ANNEXATION
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST, THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 1 EAST, ALL OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 6; THEN EASTERLY ALONG THE NORTH LINE THEREOF, 310.4 FEET MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SR-16, AS SHOWN ON WASHINGTON STATE DEPARTMENT OF HIGHWAYS MAP ENTITLED SR-16 MP 8.34 TO MP 18.87, NARROWS BRIDGE TO OLYMPIC DRIVE, SAID POINT BEING 75 FEET LEFT OF STATION 1272 + 94.9 AS DEPICTED ON SAID HIGHWAY PLANS; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE 2,594.90 FEET TO STATION 1247 + 00 AND AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY PERPENDICULAR TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE, 15.00 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF 46TH AVENUE N.W., AS SHOWN IN THE DOCUMENT RECORDED UNDER AUDITORS FILE NUMBER 8106080152, TO THE NORTH LINE OF THE SOUTH HALF, OF THE SOUTH HALF, OF THE SOUTH HALF OF THE AFOREMENTIONED SECTION 6; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WESTERLY MARGIN OF THE AFOREMENTIONED 46TH AVENUE N.W.; THENCE NORTHWESTERLY ALONG SAID MARGIN TO THE SOUTHEAST CORNER OF LOT 3 OF PIERCE COUNTY SHORT PLAT RECORDED UNDER AUDITORS FILE NUMBER 8405310234; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF, 369.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 306.86 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 272.00 FEET, TO THE WESTERLY LINE OF SAID SHORT PLAT; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, 306.86 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 6; THENCE EASTERLY ALONG SAID LINE TO INTERSECT WITH A LINE HEREIN AFTER REFERRED TO AS LINE "A", SAID LINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 85°36'40" EAST, 700.00 FEET; THENCE NORTH 02°34'33" WEST, 1,530.77 FEET; THENCE NORTH 00°12'32" WEST, TO THE AFOREMENTIONED INTERSECTION AND

THE TERMINUS OF THIS LINE DESCRIPTION.

THENCE SOUTH 00°12'32" EAST ALONG SAID LINE "A", 350 FEET, MORE OR LESS, TO A LINE 350 FEET SOUTHERLY, AND PARALLEL WITH, SAID NORTH LINE OF THE SOUTHWEST QUARTER; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE WESTERLY RIGHT OF WAY LINE OF 46TH AVENUE N.W.; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE TO INTERSECT A LINE PARALLEL WITH AND 1530 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 6; THENCE WESTERLY ALONG SAID PARALLEL LINE TO THE AFOREMENTIONED LINE "A"; THENCE SOUTH 02°34'33" EAST, ALONG SAID LINE "A" 1500.77 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF ROSEDALE STREET N.W.; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF SAID SECTION 6; THENCE NORTHERLY ALONG THE LINE COMMON TO SAID SECTION 6 AND THE AFOREMENTIONED SECTION 1, TO THE NORTH LINE OF THE SOUTH 60 RODS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG SAID NORTH LINE OF THE SOUTH 60 RODS, WESTERLY, 80 RODS; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SECTION 1, TO THE SOUTH LINE OF THE NORTHEAST QUARTER THEREOF; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 825 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED NORTHERLY, TO A LINE WHICH IS 60 FEET NORTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID LINE TO THE EAST LINE OF THE WEST 40 ACRES, OF GOVERNMENT LOT 2 OF THE AFOREMENTIONED SECTION 1; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF AFOREMENTIONED NORTHEAST QUARTER; THENCE EASTERLY, ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER, OF SAID NORTHEAST QUARTER, OF SAID SECTION 1, SAID POINT ALSO BEING THE NORTHWEST CORNER, OF THE NORTHWEST QUARTER, OF THE AFOREMENTIONED SECTION 6, AND THE POINT OF BEGINNING.

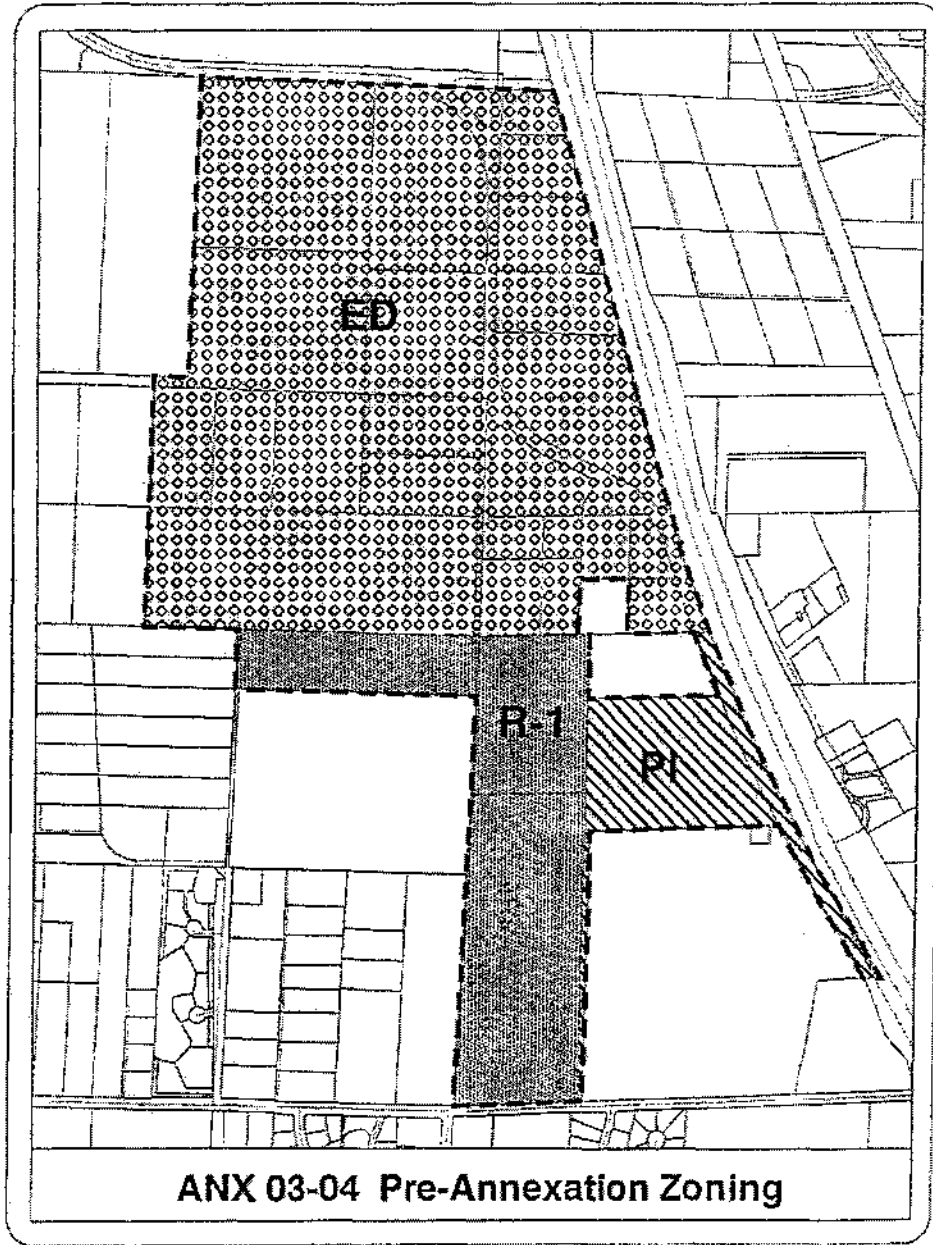
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8/25/02

"B"



ANX 03-04 Pre-Annexation Zoning

**SUMMARY OF ORDINANCE NO.
of the City of Gig Harbor, Washington**

On January 26, 2004 the City Council of the City of Gig Harbor, Washington, approved Ordinance No. , the summary of text of which is as follows:

AN ORDINANCE OF THE CITY OF GIG HARBOR, RELATING TO ANNEXATION AND ZONING, ANNEXING APPROXIMATELY TWO HUNDRED AND TWENTY SIX (226) ACRES OF PROPERTY LOCATED WEST OF HIGHWAY 16, SOUTH OF THE WASHINGTON CORRECTION CENTER FOR WOMEN, AND NORTH OF ROSEDALE STREET LOCATED IN PIERCE COUNTY (ANX 03-04), ADOPTING ZONING REGULATIONS FOR THE ANNEXATION AREA, AND REQUIRING THE PROPERTY OWNERS TO ASSUME THEIR PROPORTIONATE SHARE OF INDEBTEDNESS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GIG HARBOR:

The full text of this ordinance will be mailed upon request.

APPROVED by the City Council at their regular meeting of June 28, 2004.

BY: _____
MOLLY M. TOWSLEE, CITY CLERK



"THE MARITIME CITY"

POLICE DEPARTMENT

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: WILLIAM COLBERG, LIEUTENANT
SUBJECT: APRIL AND MAY INFORMATION FROM PD
DATE: June 7, 2004

First, I wish to offer my gratitude for allowing me to be the Acting Chief of Police for the past six months. It has been a rewarding and fulfilling experience. I also want to express my sincere appreciation for allowing our personnel to be involved in the interviewing and selection process of the Chief of Police. I believe this was the first time that agency personnel were allowed to be involved in this process. We are all looking forward to working with Chief Davis and meeting future challenges of our beautiful city.

As you know, our department has recently received numerous complaints on traffic problems. We have met these issues with enforcement and deployment of personnel. The May stats indicate the traffic enforcement increase. Unfortunately, not all traffic problems can be resolved in this manner. The arrest percentages have also increased due to drug activity and property crimes.

The Reserve Police Officers volunteered a total of 322 hours for the months of April and May. Officer Myers and Officer Langhelm participated in the funeral for the fallen Tacoma Motor Officer. Also, Officer Myers represented the Gig Harbor Police Department, by driving a marked police unit in the Daffodil Parade.

The patrol boat was recently launched for a Marine Services call-out. Officer's Douglas and Garcia have completed their Basic Law Enforcement Marine Services Training. Also, Sgt. Emmett displayed the MSU boat with educational hand-outs at the Gig Harbor Health and Safety Fair.

The bicycle patrol officers recently completed a training ride and will be deployed shortly.

GIG HARBOR POLICE DEPARTMENT

MONTHLY ACTIVITY REPORT

APR 2004

| | <u>APR</u> <u>2004</u> | <u>YTD</u> <u>2004</u> | <u>YTD</u> <u>2003</u> | <u>% chg</u> |
|---------------------------------|---------------------------|---------------------------|---------------------------|--------------|
| CALLS FOR SERVICE | 431 | 1679 | 1838 | -09% |
| CRIMINAL TRAFFIC | 9 | 35 | 39 | -10% |
| TRAFFIC INFRACTIONS | 63 | 278 | 283 | -02% |
| DUI ARRESTS | 5 | 18 | 16 | 13% |
| FELONY ARRESTS | 7 | 60 | 20 | 200% |
| MISDEMEANOR ARRESTS | 23 | 104 | 71 | 46% |
| WARRANT ARRESTS | 14 | 29 | 16 | 81% |
| CASE REPORTS | 91 | 461 | 397 | 16% |
| REPORTABLE VEHICLE ACCIDENTS | 23 | 91 | 56 | 63% |
| SECONDARY OFFICER ASSIST | 45 | 188 | 259 | -27% |



GIG HARBOR POLICE DEPARTMENT
MONTHLY ACTIVITY REPORT

MAY 2004

| | <u>MAY</u> <u>2004</u> | <u>YTD</u> <u>2004</u> | <u>YTD</u> <u>2003</u> | <u>% chg</u> |
|---------------------------------|---------------------------|---------------------------|---------------------------|--------------|
| CALLS FOR SERVICE | 502 | 2181 | 2346 | -07% |
| CRIMINAL TRAFFIC | 15 | 50 | 48 | 2% |
| TRAFFIC INFRACTIONS | 197 | 475 | 391 | 21% |
| DUI ARRESTS | 3 | 21 | 22 | -05% |
| FELONY ARRESTS | 15 | 75 | 27 | 178% |
| MISDEMEANOR ARRESTS | 28 | 132 | 108 | 22% |
| WARRANT ARRESTS | 13 | 42 | 24 | 75% |
| CASE REPORTS | 106 | 567 | 523 | 8% |
| REPORTABLE VEHICLE ACCIDENTS | 12 | 103 | 74 | 39% |
| SECONDARY OFFICER ASSIST | 76 | 264 | 326 | -19% |



Mayor's Report
June 14, 2004

**The Maritime Gig &
Future Plans for Skansie Brothers / Jerisich Dock Parks**

I wish to offer thanks and congratulations to the dedicated members of the Chamber of Commerce Committees who worked long hours to bring to conclusion a very successful 2004 Maritime Gig festival. We had the chance to experience utilizing the entire space of the Skansie Brothers Park and Jerisich Dock Park, thanks to the diligent work of the public works crew. The clean-up crews did a super job following the Saturday events and the streets were clean for Sunday's Blessing of the Fleet. Thanks again...

As feedback comes to me, I am aware that we might be able to make some changes to add even more success to the 2005 Maritime Gig and other events to be held at the park before Council gives the final decision on the placement of a permanent structure to be built by the Rotary Clubs.

Recommendation:

Bring together all interested persons, past, present and future, to look again at the overall plan for the Skansie Brothers and Jerisich Dock Parks. Listen to their viewpoints and incorporate some of the positive suggestions.

Moreover, I recommend that the Rotary Pavilion application, assuming Rotary cooperation, be returned to the Design Review Board at its next regular meeting in June to recommend an alternative design that is sensitive to views of the harbor and that is compatible with the mass and scale of the house, netshed, garage and restroom also located on the park site.

Vodopich, John

From: Tyler, Zach [ZTYL461@ECY.WA.GOV]
Sent: Tuesday, June 01, 2004 3:52 PM
To: Vodopich, John; Lowe, Laura (ECY)
Cc: Brereton, Dave; morris, carol; Hoppen, Mark
Subject: RE: Cost Reimbursement Agreement

Hello,

Jill Walsh, Ecology Permit Writer, and I have tried to give you the best answers we could under such short notice. Hope this helps in your 6pm meeting.

--Zach

-----Original Message-----

From: Vodopich, John [mailto:vodopichj@cityofgigharbor.net]
Sent: Tuesday, June 01, 2004 10:50 AM
To: Lowe, Laura (ECY); Tyler, Zach
Cc: Brereton, Dave; carol_a_morris@msn.com; Hoppen, Mark
Subject: Cost Reimbursement Agreement
Importance: High

Ms.Lowe & Mr. Tyler:

Attached is a memorandum from our City Attorney regarding the proposed cost-reimbursement agreement between DOE and the City. The agreement is being presented to the City Council at a special meeting this evening. Is there any chance we can get a response to the questions raised by our Attorney for this evenings meeting? Any assistance would be appreciated.

Sincerely,

John P. Vodopich, AICP
Community Development Director
City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
253-851-6170
253-853-7597 Fax

<<CAM DOE Contract Comments.doc>>

Memorandum

To: Mark Hoppen, John Vodopich
From: Carol Morris
Date: 5-27-04
Re: Contract with DOE

Mark and John, here are my comments:

Part A:

III. Performance Security – I didn't see anything in the boiler plate that said we would get our money back if the consultant didn't reach this amount.

Answer: See Part B, page 9 under PROCEDURES. A refund will be given, if necessary, after 30 days once the contract has been terminated, and a termination can take place by either party.

IV. Scope of Work – Do you think it is important to have the first sentence reflect that the City HAS applications submitted with DOE? This first sentence makes it appear as if the City is making a new application.

Answer: No, this is a general description of what work is to be done and it does in fact emphasize the Gig Harbor applications.

In this paragraph, all of the applications that will be worked on by the consultant are listed. However, in the boilerplate on Sec. II(B)(1) in the "note," it states that "Ecology may add or withdraw applications from the list as needed." Does this mean that DOE will process these applications and then add more applications to the list?

Answer: You will see this kind of reference through out the document. It is to ensure that Ecology doesn't leave any applications out. Sometimes when a project has undergone extensive investigation by Ecology staff and consultants an application that was not previously known is discovered. We want to be able to treat everyone fairly and with EQUITY as mandated in the statues that govern the cost-reimbursement process.

I didn't see anywhere in the agreements where DOE assures the City that no additional reports or documents will need to be processed, once this consultant performs his/her work. Is the process in the 2nd paragraph on page 3?

Answer: It's true there are no specific guarantees to the City of Gig Harbor that additional applications will not be added. However, an honest survey of applications has been listed in the Scope section of Part A. One thing to keep in mind is that a great deal of work has already been conducted on these applications. In fact \$100K has already been spent processing applications in WRIA 15 by another applicant. That's \$100K worth of certainty. But like you say, there is no guarantee here. Maybe we find one or two more. We just don't know until we finish the job.

The following sentence, which appears in that paragraph, doesn't make any sense: "Following the review of the draft ROE's Golder incorporate Ecology comments and edits into their work produce and will then prepare final ROE's incorporating these revisions."

Answer: There were a few grammatical errors, this was a first draft. Had I felt it was OK to provide updated versions to Carol Morris, I would have given her copies of all the revisions. However, I was under the impression that Carol Morris had no interest in speaking with me about this agreement. This is how the sentence should read: Following the Department of Ecology's review of the draft ROE's, Golder will incorporate Ecology's comments and edits into their work product and Golder will then prepare final ROE's incorporating these revisions.

If the consultant prepares the draft ROE's for review by DOE, and then the consultant waits for DOE's review before taking the next step (incorporating DOE's comments) – is there a possibility that we are paying for all this "expediting," but DOE will receive the draft ROE's and just sit on them?

Answer: No. Ecology provided a realistic completion date of September 1st. Ecology will review and provide comments in an expeditious manner. However, since the agreement will not be signed on June 7th as expected, it is looking like we will have to push that date out an additional week. Completion date is now estimated to be September 14th.

Boilerplate

In II(B)(1), it looks like the City is paying for legal costs for processing and decision making through any final decision by Ecology "and any subsequent venue of first legal review." Does this mean that the City will be paying for Ecology's legal costs defending their decision on some other application in superior court?

Answer: No. The City of Gig Harbor will only pay for its own appeal costs as far as the Pollution Control Hearings Board. If it goes to the Supreme Court Ecology pays.

Again, in the next paragraph under "note," why would Ecology add applications from the list of applications that the City is paying the consultant to process before the consultant can get to the City's?

Answer: Already answered this one.

Nothing in paragraph 4 on page 6 states that if the City makes a prepayment, and the consultant does not use all of the money we prepay, that the City will be able to recover the difference.

Answer: Part B, page 9, PROCEDURES

In paragraph C on page 8, the "final decision" process is discussed again. If the City is paying for the processing of all of these other applications prior to processing of the City's, does this mean that after a decision issues on each application, the process stops while the appeal period runs on that particular application? Then, if a lawsuit or appeal is filed, does it mean that the entire process stops while DOE handles the appeal (and bills the City)?

Answer: No. The appeal period will only apply to the City of Gig Harbor application, the same goes for the appeal costs as far as the PCHB.

In addition, Ecology anticipates issuing the final ROE's in batches – hopefully as close together as possible. We intend to issue the ROE's as soon as we have reviewed the consultants work and Golder has had a chance to finalize the ROE's. We don't want to hold up issuing the ones that are completed, but generally we want these to get issued as close together as possible for the purpose of consolidating any appeals. If we do stagger the issuance dates, the appeal periods will overlap each other.

In paragraph 7(b) on page 12, subsection G.i. is referenced repeatedly. I can't find any subsection G.i.

Answer: Neither can I. Looks like a type-O. I'll have to get back to you on that.

Mark and John, I guess I just have comments, I don't see any big issues, other than the fact that the City will be paying money and perhaps not receiving anything.

June 1, 2004

Answer: Normally applicants in the cost-reimbursement process have to go through a Phase I and Phase II process. The applications in this WRIA have already received \$100K worth of work and are 75% completed. A direct and tangible benefit is that The City of Gig Harbor will not have to spend time going through Phase I. The project jumps right to Phase II. Together with a good estimate of when the project will be completed, now set at September 14th, it's an incredible set of circumstances in the City's favor.

Vodopich, John

From: Towslee, Molly
Sent: Tuesday, June 01, 2004 4:47 PM
To: Vodopich, John
Subject: FW: Cost-reimbursement processing of City Water Right Permit Application

-----Original Message-----

From: Jeane Derebey [mailto:jderebey@mc.net]
Sent: Tuesday, June 01, 2004 1:54 PM
To: Towslee, Molly
Subject: Cost-reimbursement processing of City Water Right Permit Application

Mr. Picinich:

I wish to voice my opposition to the payment for the cost reimbursement for the above application at this time.

As the City of Gig Harbor is currently engaged in making the decisions that will eventually determine what vision we have for our town, and understanding that we do not yet have the safeguards in place to protect the town, it would seem to me that the emergency moratorium to stop construction is not a bad thing.

It would seem that given the current discussions regarding zoning and building ordinances under consideration that placing a hold on new construction would be a good thing. I am sure that the developers will scream, but slowing them down would seem to be a desirable thing at this time. While growth may be inevitable it does not have to be uncontrolled. If developers think something is worth building, it will be worth it in a month or six months and the City will be the better for having its zoning and ordinances in place and applicable to new projects.

Once the new zoning and ordinances are in place, the City could then move forward with the cost-reimbursement, if it decides to do so.

The city council and the Mayor, along with the people of Gig Harbor, are moving to determine whether Gig Harbor will remain the unique place that we currently know or whether the developers move quickly to change the town, possibly in ways we do not feel would be the best. There are more than enough strip malls and cookie cutter stores in the world and even in our area. Drive through some of the towns close to us and you will see the same stores over and over - I hope that we never see this type of indiscriminate building occur in Gig Harbor.

Both the City Council and the Mayor have done a great job in maintaining the area and it's unique character and understand that the uniqueness is what draws both tourists and newcomers to the area. Thank you for both your past efforts and your continuing attention that these matters require.

Jeane Derebey
9221 Peacock Hill Ave. NW
Gig Harbor, WA 98332

Phone: 253-851-0595
Fax: 253-853-3031
email: jderebey@mc.net

**FIRST WESTERN
DEVELOPMENT SERVICES, INC.***Development & Project Management*

June 1, 2004

John Vodopich
City of Gig Harbor
3510 Grandview
Gig Harbor, WA 98335**PROJECT: Gig Harbor North****SUBJECT: Council Action on the Water Moratorium**

Dear John:

It is unfortunate that a lack of water resources is once again impacting development activities in the City of Gig Harbor. We currently have several business park developments and a residential project that will be put on hold until this moratorium is lifted. Moratoriums on public services impact all sectors of the city and should be used as a last resort.

The good news is that the Department of Ecology has offered an opportunity to expedite the extremely long review process. It involves one of the water right applicants, such as the city, to fund outside review of the applications so that the background information can be compiled and presented to the DOE for a final decision. It is understood that only an applicant can enter into an agreement with the DOE. Based on this we feel it is the Cities responsibility as the water purveyor, to make the initial financial commitments to secure water rights that will allow the City to operate under its mandate to provide service.

If the City feels that the current financial commitment to the DOE is "extra," or beyond their mandate as the water purveyor, then they could choose to spread this cost over the ERU's that are created from the action. They could assess a surcharge per ERU, that would pay back this initial commitment from the future users of the water. The city would need to justify why some people would have a surcharge on their ERU's and some would not. It is not the responsibility of the private sector to secure these kinds of rights. In any event, the pay back method is a secondary issue and could be handled in many different ways. The most important item is for the City to start the process with the DOE. It would be folly to stall the review of the water rights application while the City rationalizes a payback method, if one is required at all.


Sincerely,

First Western Development Services Inc.


Dale Pinney
Project Manager

**City of Gig Harbor
Community Development Dept.
3510 Grandview St.
Gig Harbor, WA 98335**

Memo

To: Molly Towslee
From: Dick J. Bower, CBO – Building Official/Fire Marshal 
CC: John Vodopich, file
Date: 6/16/2004
Re: Master Builders Assn. letter

I received the attached letter from the Pierce Co. MBA. They provided copies for the council, planning commission, and Comm. Dev. Director, so..... I'm passing them on.

We are not proposing a local amendment to require fire sprinklers in 1-2 family dwellings. Sprinklers in these structures will only be required as an alternate to other fire protection requirements such as fire flow or road grade. These requirements will be determined at the time of platting or building permit review for existing "fire protection challenged" parcels.

MBA Master Builders Association of Pierce County

June 11, 2004

Dick Bauer
City of Gig Harbor
3510 Grandview St.
Gig Harbor, WA 98335

Dear Mr. Bauer

This letter is regarding potential local amendments to the International Fire Code. Local governments and staff are in the process of formally adopting the International Building Codes (I-Codes), which will take effect on July 1, 2004. As a part of this process some jurisdictions are considering adopting additional local building code amendments that may exceed International Building Code requirements. One such amendment is to require fire sprinklers in single family residential structures.

The Master Builders Association of Pierce County (MBA) opposes building code amendments that include fire sprinklers in single family residential structures for various reasons. MBA requests that as you review and adopt the I-Codes that you do not make local amendments, and do not adopt single-family residential sprinklers requirements in particular. If your city has already done so, MBA requests that you remove this local amendment before July 1, 2004.

STATE ADOPTION OF INTERNATIONAL BUILDING CODES

First, it is important to note that the State Building Code Council did not elect to require sprinklers when it adopted the International Building Codes. Secondly, it is important to note that state law requires building code amendments impacting single family homes to be approved by the State Building Code Council (SBCC). RCW 19.27.074 (1)(b) states that the Council shall "approve or deny all county or city amendments to any code referred to in RCW 19.27.031 to the degree the amendments apply to single family or multifamily residential buildings."

NATIONAL STANDARDS

Proposed sprinkler requirements for residential construction go beyond the national sprinkler standards promulgated by the National Fire Protection Association (NFPA). In November 2002, a technical standards committee of the NFPA again rejected a mandatory sprinkler requirement for one- and two- family dwellings by a vote of 11-5. The NFPA position of mandatory sprinklers is remarkably similar to MBA's:

"The Committee recognizes the value of automatic sprinklers; however, it continues to question the need to mandate them in one- and two- family dwellings. To determine their need one must evaluate the package of life safety features currently prescribed: the question is, then, do one- and two- family dwellings meeting the current code requirements provide an adequate level of protection for occupant life safety? Lacking sufficient evidence to the contrary, the Committee's position is: yes. **Where homeowners desire to be protected by automatic sprinklers, they are free to install them.** There is a real concern with the ability to provide affordable housing in the U.S. While the industry has taken great

strides to make residential sprinklers more affordable, there is no disputing their installation will add to a new home's construction cost. The Committee also notes from 1996 – 1999, there has been a drop in residential fire deaths with no mandatory requirements for automatic sprinklers in one- and two- family dwellings." (NFPA 101, SAF-RES Committee, November 2002 ROP. Page 243)

FIRE FATALITIES CONTINUE TO DROP

The number of fire fatalities between 1977 and 2000 dropped in the United States by 45% (NFPA data). Another study conducted by the National Association of Home Builders found similar results. Using National Center for Health Statistics data, the fire fatality rate dropped from 5,998 deaths in 1979 to 3,354 deaths in 1999, a decline of 44%. The number of fire department responses to actual fires from 1980 to 2000 dropped by 40% according to NFPA data.

SMOKE DETECTORS MAKE A DIFFERENCE

The building code for a number of years has required hard-wired battery back-up smoke detectors in new homes. The Washington State Fire Marshall's 2002 fire fatality report (pg. 19 attached) found that no alarms were present in 40% of the fatal fire incidents. Inoperable alarms combined with those with an unknown operation accounted for another 37% of the incidents. Thus, potentially 77% of the reported residential fire fatalities in Washington State can be linked to a lack of or inoperable smoke detector/alarm. Smoke detectors clearly make the biggest difference in saving lives.

HOMES MOST AT RISK NOT COVERED

A fire study by the California Home Builders Association in the 1990's found that 97% of fire deaths occur in homes over ten years old with 70% of fire deaths occurring in homes over 30 years old. New homes built to current building codes are much safer and represent significantly less fire risk. A study conducted by the Federal Emergency Management Agency several years ago estimated that the average life expectancy of residential fire sprinklers to be 30 years. The optimum time for residential sprinklers to save lives occurs after the system has passed its expected lifetime. Lack of maintenance will also exacerbate this problem as substantial numbers of sprinklers could fail in later years when the systems would be most needed.

INTERNATIONAL BUILDING CODES DO NOT REQUIRE FIRE SPRINKLERS

The International Residential Code goes into effect July 1 in Washington State and it does not mandate fire sprinklers in single family homes. Even the NFPA 5000, a competing residential building code developed by the National Fire Protection Association, does not require sprinklers in these types of residential structures. These building codes were thoroughly debated nationally and received input from building and fire officials as well as all of the various interest groups, including homebuilders.

MOLD AND LIABILITY

One of the gravest issues currently facing the building industry is spiraling general liability insurance rates. Contractors have seen their premiums increase by 300 to 500 percent. One of the primary reasons for this inflationary insurance market is construction-defect lawsuits, many focused on mold or moisture related problems. Considering builders' insurance woes

and the threat of mold litigation, piping additional water throughout wall cavities isn't an attractive requirement as it increases contractor liability and could potentially exacerbate moisture and mold problems.

Sprinklers also present a significant maintenance issue for both the homeowner and the fire protection provider. Will there be inspections of sprinkler systems in one- and two-family residential units?

LOCAL FIRE PROTECTION COSTS REMAIN THE SAME

Fire sprinkler mandates in housing will not significantly lower fire protection costs to local jurisdictions. Sprinkler systems cannot provide rescue and life safety functions. When taking into account fires in non-residential structures, vehicles, outside structures, brush and rubbish fires, residential fires on average account for only a small percentage of a fire department's time. (Based on data provided in 1988 by NFPA the percentage was 2.2%)

THE COST OF FIRE SPRINKLERS IS STILL EXPENSIVE

Depending on the type of system, water supply and pressure, type of structure, the cost of installing fire sprinklers can vary greatly. The typical range is \$1 to \$3.50 per square foot. Some areas of the country claim lower installation costs. However, Washington State requires licensed fire sprinkler installers for the installation, not a standard plumber. Homeowners insurance costs also increase when sprinklers are installed due to the risk of property damage from faulty sprinklers.

It is the position of the MBA that fire safety statistics as well as cost and liability issues make the application of mandatory fire sprinklers in any residential structure impractical and unnecessary. Also, it is important to note once again that the State Building Code Council must approve amendments to codes relating to single family and multifamily residential structures. Because the International Codes are essentially a new code for the state, it is the position of the MBA that local amendments which were prior existing standards should still be reviewed.

Thank you for consideration of these comments. If you have any questions please contact Tiffany Speir or myself at (253) 272-2112.

Sincerely,



Theo Gideon
Government Affairs Associate
MBA of Pierce County

Enc.

cc: Planning/Development Director
City Council
City Planning Commission

MBA Master Builders Association of Pierce County

June 11, 2004

Dick Bauer
City of Gig Harbor
3510 Grandview St.
Gig Harbor, WA 98335

Dear Mr. Bauer

This letter is regarding potential local amendments to the International Fire Code. Local governments and staff are in the process of formally adopting the International Building Codes (I-Codes), which will take effect on July 1, 2004. As a part of this process some jurisdictions are considering adopting additional local building code amendments that may exceed International Building Code requirements. One such amendment is to require fire sprinklers in single family residential structures.

The Master Builders Association of Pierce County (MBA) opposes building code amendments that include fire sprinklers in single family residential structures for various reasons. MBA requests that as you review and adopt the I-Codes that you do not make local amendments, and do not adopt single-family residential sprinklers requirements in particular. If your city has already done so, MBA requests that you remove this local amendment before July 1, 2004.

STATE ADOPTION OF INTERNATIONAL BUILDING CODES

First, it is important to note that the State Building Code Council did not elect to require sprinklers when it adopted the International Building Codes. Secondly, it is important to note that state law requires building code amendments impacting single family homes to be approved by the State Building Code Council (SBCC). RCW 19.27.074 (1)(b) states that the Council shall "approve or deny all county or city amendments to any code referred to in RCW 19.27.031 to the degree the amendments apply to single family or multifamily residential buildings."

NATIONAL STANDARDS

Proposed sprinkler requirements for residential construction go beyond the national sprinkler standards promulgated by the National Fire Protection Association (NFPA). In November 2002, a technical standards committee of the NFPA again rejected a mandatory sprinkler requirement for one- and two- family dwellings by a vote of 11-5. The NFPA position of mandatory sprinklers is remarkably similar to MBA's:

"The Committee recognizes the value of automatic sprinklers; however, it continues to question the need to mandate them in one- and two- family dwellings. To determine their need one must evaluate the package of life safety features currently prescribed: the question is, then, do one- and two- family dwellings meeting the current code requirements provide an adequate level of protection for occupant life safety? Lacking sufficient evidence to the contrary, the Committee's position is: yes. **Where homeowners desire to be protected by automatic sprinklers, they are free to install them.** There is a real concern with the ability to provide affordable housing in the U.S. While the industry has taken great

strides to make residential sprinklers more affordable, there is no disputing their installation will add to a new home's construction cost. The Committee also notes from 1996 – 1999, there has been a drop in residential fire deaths with no mandatory requirements for automatic sprinklers in one- and two- family dwellings." (NFPA 101, SAF-RES Committee, November 2002 ROP. Page 243)

FIRE FATALITIES CONTINUE TO DROP

The number of fire fatalities between 1977 and 2000 dropped in the United States by 45% (NFPA data). Another study conducted by the National Association of Home Builders found similar results. Using National Center for Health Statistics data, the fire fatality rate dropped from 5,998 deaths in 1979 to 3,354 deaths in 1999, a decline of 44%. The number of fire department responses to actual fires from 1980 to 2000 dropped by 40% according to NFPA data.

SMOKE DETECTORS MAKE A DIFFERENCE

The building code for a number of years has required hard-wired battery back-up smoke detectors in new homes. The Washington State Fire Marshall's 2002 fire fatality report (pg. 19 attached) found that no alarms were present in 40% of the fatal fire incidents. Inoperable alarms combined with those with an unknown operation accounted for another 37% of the incidents. Thus, potentially 77% of the reported residential fire fatalities in Washington State can be linked to a lack of or inoperable smoke detector/alarm. Smoke detectors clearly make the biggest difference in saving lives.

HOMES MOST AT RISK NOT COVERED

A fire study by the California Home Builders Association in the 1990's found that 97% of fire deaths occur in homes over ten years old with 70% of fire deaths occurring in homes over 30 years old. New homes built to current building codes are much safer and represent significantly less fire risk. A study conducted by the Federal Emergency Management Agency several years ago estimated that the average life expectancy of residential fire sprinklers to be 30 years. The optimum time for residential sprinklers to save lives occurs after the system has passed its expected lifetime. Lack of maintenance will also exacerbate this problem as substantial numbers of sprinklers could fail in later years when the systems would be most needed.

INTERNATIONAL BUILDING CODES DO NOT REQUIRE FIRE SPRINKLERS

The International Residential Code goes into effect July 1 in Washington State and it does not mandate fire sprinklers in single family homes. Even the NFPA 5000, a competing residential building code developed by the National Fire Protection Association, does not require sprinklers in these types of residential structures. These building codes were thoroughly debated nationally and received input from building and fire officials as well as all of the various interest groups, including homebuilders.

MOLD AND LIABILITY

One of the gravest issues currently facing the building industry is spiraling general liability insurance rates. Contractors have seen their premiums increase by 300 to 500 percent. One of the primary reasons for this inflationary insurance market is construction-defect lawsuits, many focused on mold or moisture related problems. Considering builders' insurance woes

and the threat of mold litigation, piping additional water throughout wall cavities isn't an attractive requirement as it increases contractor liability and could potentially exacerbate moisture and mold problems.

Sprinklers also present a significant maintenance issue for both the homeowner and the fire protection provider. Will there be inspections of sprinkler systems in one- and two-family residential units?

LOCAL FIRE PROTECTION COSTS REMAIN THE SAME

Fire sprinkler mandates in housing will not significantly lower fire protection costs to local jurisdictions. Sprinkler systems cannot provide rescue and life safety functions. When taking into account fires in non-residential structures, vehicles, outside structures, brush and rubbish fires, residential fires on average account for only a small percentage of a fire department's time. (Based on data provided in 1988 by NFPA the percentage was 2.2%)

THE COST OF FIRE SPRINKLERS IS STILL EXPENSIVE

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It is the position of the MBA that fire safety statistics as well as cost and liability issues make the application of mandatory fire sprinklers in any residential structure impractical and unnecessary. Also, it is important to note once again that the State Building Code Council must approve amendments to codes relating to single family and multifamily residential structures. Because the International Codes are essentially a new code for the state, it is the position of the MBA that local amendments which were prior existing standards should still be reviewed.

Thank you for consideration of these comments. If you have any questions please contact Tiffany Speir or myself at (253) 272-2112.

Sincerely,



Theo Gideon
Government Affairs Associate
MBA of Pierce County

Enc.

cc: Planning/Development Director
City Council
City Planning Commission



June 28, 2004

Mayor Gretchen Wilbert
 Gig Harbor City Council
 3510 Grandview Street
 Gig Harbor, WA 98335

Re: Support for School Impact Fees

Honorable Mayor Wilbert and City Council:

As you recall from our work together on park and transportation impact fees (in 1999 and 2000), Olympic Property Group is supportive of the concept of mitigation fees as allowed for under the Growth Management Act. We believe Gig Harbor and other areas west of Puget Sound will be experiencing significant growth over the next decade and need to be prepared to meet that growth with adequate services.

The purpose of this letter is support further use of impact fees for schools. Further, we believe that keeping the fee level the same as in Pierce County will insure equity in the area.

Please let me know if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Jan Rose", with a long horizontal flourish extending to the right.

Jan Rose,
 President
 Olympic Property Group



— Olympic Property Group —
 19245 Tenth Avenue Northeast, Poulsbo, WA 98370-7456
 (360) 697-6626 • Seattle: (206) 292-0517 • Fax: (360) 697-1156



DATE: June 28, 2004
TO: Gig Harbor Mayor & City Council
FROM: Committee to Review the Rotary Pavilion Placement and Scale

Members:

| | |
|-------------------|--------------|
| Chuck Hunter | Gary Glein |
| Lita Dawn Stanton | Dick Vanberg |
| John McMillan | Andy Ritting |
| Jake Bujacich | Dave Freeman |
| Greg Lovrovich | Dave Gordon |

RE: Skansie Park, Rotary Centennial Pavilion

We are pleased that we can jointly recommend approval of a Pavilion at the Skansie Park. The scaled down structure would be located at the current site of the garage.

Our group met twice on the site to discuss the Pavilion and agreed in principal to the following:

1. Locate the new Pavilion on approximately the same pad as the existing garage, except it will be a couple of feet north to avoid conflict with the evergreen tree next to the Skansie house (the new structure will also not conflict with the existing pear tree).
2. The Pavilion will be reduced in length from that presented two weeks ago (the existing garage is 21' x 24' plus roof overhang):
 - a. Truss column span will be 20 feet on center with a 4' 9' roof overhang (same as previously presented).
 - b. Ridge length to be 30 feet including overhangs of 2 foot 6 inches at gable ends (previous proposal was 35' overall).
 - c. Post spacing 12' in the center bay and 6' 5" each on the left and right bays (wider center bay for band or other "stage type" performance.
 - d. Columns will be shortened by 1 foot to limit overall height.
3. The Roof ridge will align with the Skansie House and:
 - a. Pitch to be reduced to 10 in 12 for the steep pitch and 4 in 12 for the low pitch parts (this is similar to the net shed and less than the 12 in 12 previously proposed)
 - b. Roofing to be red composition shingles to match other structures.

The Pavilion will be built on a cement slab with provision for utility conduits. Consideration will be given to using some reuse of bricks for pavers or slab enhancement. On the Harborview side the slab will essentially have the same elevation as the existing driveway. The water side will be about 18" above the grass level and will probably have 2 or 3 steps. The slab will be extended out on the Jerisich park side to serve as a performance platform. Rotary will provide

new plans and details for the revised structure and location.

We are excited about the role of this new structure for the citizens of Gig Harbor. It can have a variety of uses on a year round basis including as a speaking platform at city events, a music platform, cooking, picnic tables for eating or meeting to talk and sightsee, etc. The recommended design is adequate for these activities but avoids conflict with the Skansie net shed and house. The similar roof treatment and slope will enhance compatibility. The openness of the structure will improve the view corridor to the water compared to the existing garage. The large natural wood beams and tongue and groove roof treatment is shipbuilding and lumbering heritage.

We would recommend that the City expedite the process in order that the Rotary could start the project as soon as possible this year. They want to complete the project prior to the December Christmas tree lighting ceremony.

Sincerely,

Charles L. Hunter & Gary A. Glein

June 28, 2004

Dear Council Members:

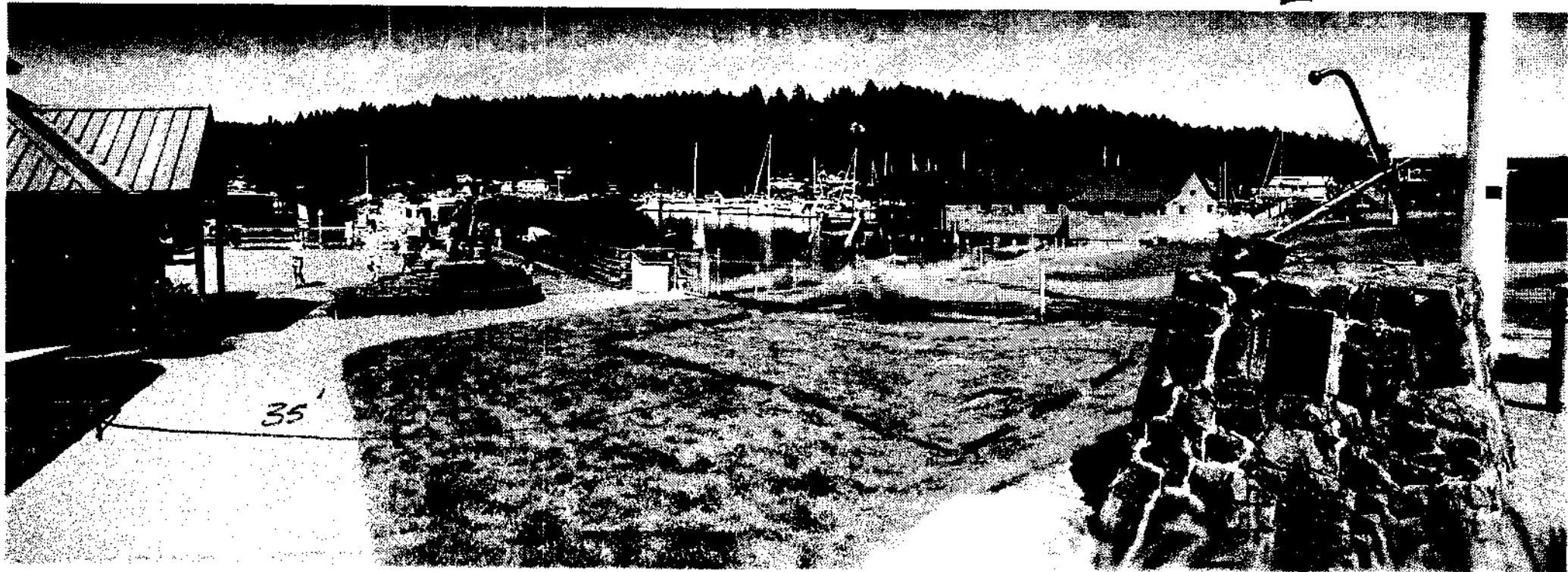
I consider school impact fees to be a fair way to help our schools keep up with the demands of the growing population in Gig Harbor. As a resident of Gig Harbor, I am concerned that our community stays a desirable one. I see houses being built at a far faster rate than our services, schools especially, can tolerate.

My family's main reason for moving from Lakewood to Gig Harbor was the schools. We would have been in the Clover Park school district which doesn't even begin to compare to the Peninsula school district. I want our school district to keep its high academic standard and that won't be the case if the schools continue to grow at this alarming rate.

Sincerely,

Lori A. Larson
6409 54th St. NW
Gig Harbor
858.3880

NOTE:
ROOF REFLECTS NETSHEED
PITCH & ORIENTATION.



35

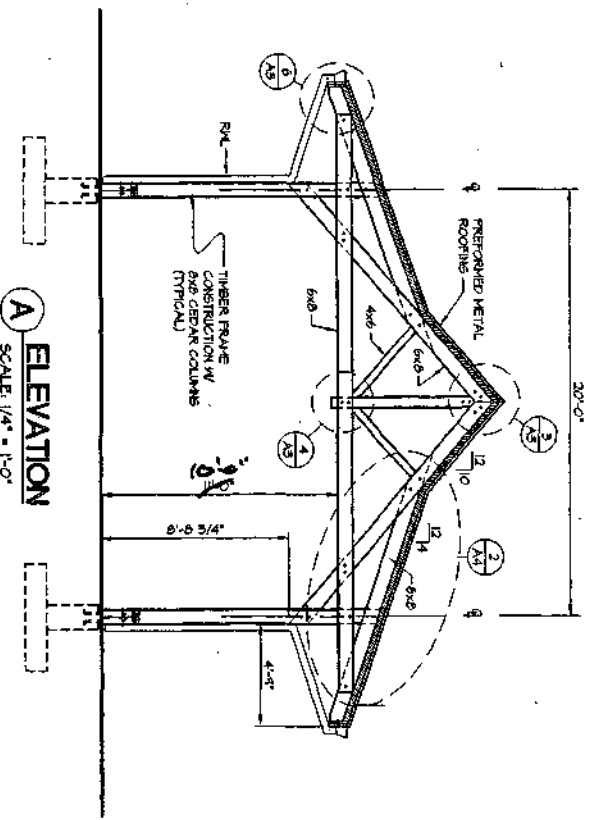
Percentage of Proposed Project Cost Related To Traffic Impact Fees

| Type of Construction | Impact Fee | Cost to Build | Cost To Build Plus Traffic Fees | Less Loan Proceed | Cost of Fee | Percentage of Total Project Cost | Change in Out of Pocket Costs |
|------------------------------|------------------------------|---------------|---------------------------------|-------------------|-------------|----------------------------------|-------------------------------|
| Single Family Residence | \$1023.34 Traffic Impact Fee | \$200,000 | \$201,023 | \$40,000 | 1023.34 | 0.05% | 3% |
| | \$1500.00 Park Impact Fee | 200,000 | \$203,273 | \$40,000 | 3273.34 | 0.05% | 8.20% |
| | \$1711.00 School Impact Fee | | | | | | |
| | \$3273.34 Total Fee per SFR | | | | | | |
| Office 10,000 SF | 3.45 per SF | \$1,000,000 | \$1,034,500 | 300,000 | 34,500 | 0.15% | 11.50% |
| Office 50,000 SF | 2.27 per SF | 5,000,000 | \$5,113,500 | 1,500,000 | 113,500 | 0.15% | 7.60% |
| Office 100,000 SF | 1.89 per SF | 10,000,000 | \$10,189,000 | 3,000,000 | 189,000 | 0.15% | 6.30% |
| Medical Office 100,000 SF | 4.13 per SF | \$12,500,000 | \$12,913,000 | 3,750,000 | 413,000 | 0.15% | 11% |
| Retail 10,000 SF | 7.47 per SF | 1,000,000 | \$1,074,700 | 300,000 | 74,700 | 0.15% | 24.90% |
| Retail 50,000 SF | 4.10 per SF | 5,000,000 | \$5,205,000 | 1,500,000 | 205,000 | 0.15% | 13.70% |
| Retail 100,000 SF | 4.93 per SF | 10,000,000 | \$10,493,000 | 3,000,000 | 493,000 | 0.15% | 16.40% |
| Restaurant: Sit Down 6000 SF | 8.23 per SF | 250,000 | \$299,380 | 75,000 | 49,380 | 0.15% | 65.80% |
| Service Station: 9 Pump * | 4,166.87 per pump | 500,000 | \$537,504 | 150,000 | 37,504 | 0.15% | 25% |
| Supermarket 65,000 SF | 7.64 per SF | 7,000,000 | \$7,496,600 | 2,100,000 | 496,600 | 0.15% | 23.60% |
| Bank: Walk-in 5,000 SF | 5.28 per SF | 500,000 | \$526,400 | 150,000 | 26,400 | 0.15% | 17.60% |
| Bank: Drive-through 5,000 SF | 13.29 per SF | 500,000 | \$566,450 | 150,000 | 66,450 | 0.15% | 44.30% |

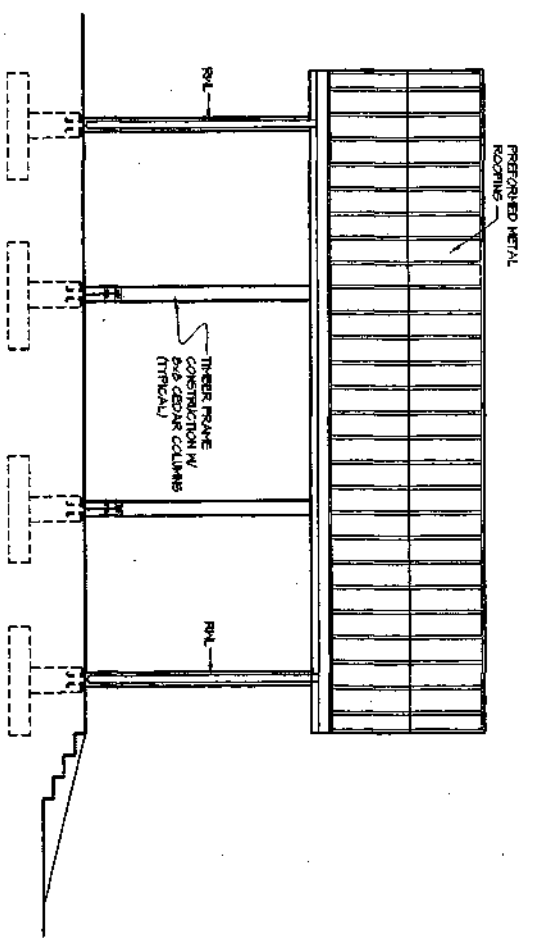
*without addition of convenience store.

*Columns in blue reflect the cost of construction plus traffic impact fees.

*Columns in green represent the percentage of the total project cost that traffic impact fees comprise.



A ELEVATION
SCALE: 1/4" = 1'-0"



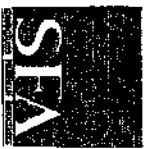
ELEVATION
SCALE: 1/4" = 1'-0"

Date: _____
 Title: _____
 Project Number: 000
 The House, Inc.
 Architect: A. Freeman
 Staff: D. E. Meunier

2008 REGISTERED ARCHITECT
 Kenneth F. Sandgren
 STATE OF WASHINGTON

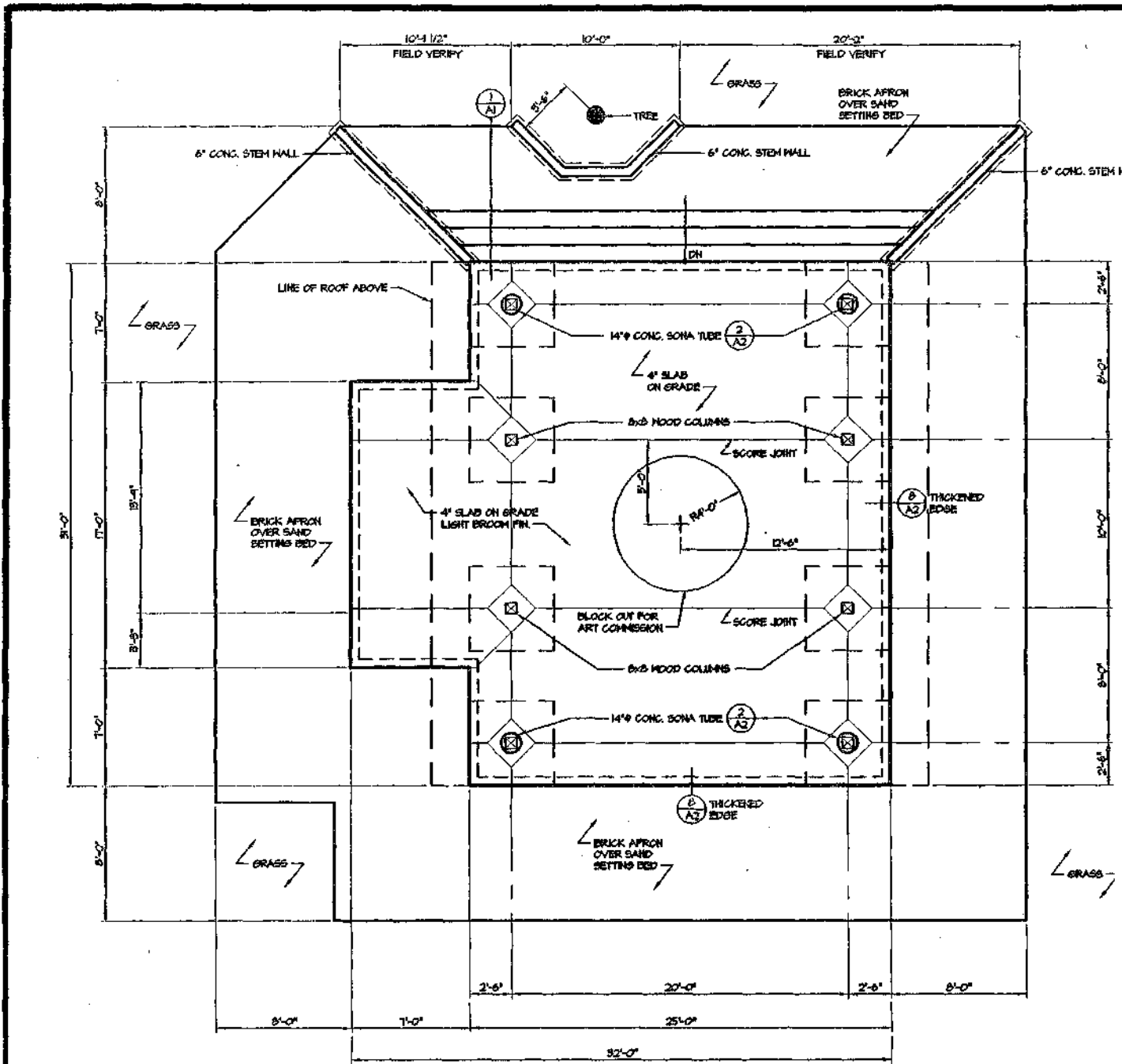
4123 REGISTERED ARCHITECT
 David J. Ferguson
 STATE OF WASHINGTON

Rotary Centennial Pavilion
 Skansie Brothers Park
 Gig Harbor, WA 98335



ARCHITECT
 1000 1ST AVENUE SE
 SUITE 1000
 GIG HARBOR, WA 98335
 DATE: 06/28/2004
 SHEET: A1

A1



FLOOR / FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

Chapter 17.31

DOWNTOWN BUSINESS (DB)

Sections:

- 17.31.010 Intent.
- 17.31.020 Permitted principal uses and structures.
- 17.31.030 Conditional uses.
- 17.31.040 Site plans.
- 17.31.050 Minimum lot requirements.
- 17.31.060 Minimum building setback requirements.
- 17.31.070 Maximum impervious coverage by all buildings.
- 17.31.080 Maximum height of structures.
- 17.31.090 Parking/loading.
- 17.31.100 Signs.
- 17.31.110 Performance standards.

17.31.010 Intent.

A. The purpose of the DB district is to:

1. Provide for an area that offers a broad range of goods and services for the citizens of Gig Harbor;
2. Promote and enhance services and activities which cater to visitors to the city; and
3. Maintain the traditional scale and character of downtown Gig Harbor.

B. The standards for development in this chapter are intended to allow uses which are:

1. Primarily conducted within enclosed buildings except for parking, dining areas and newsstands;
2. Protect views; and
3. Allow for commercial developments which do not adversely affect residences through excessive noise or bothersome activities.

(Ord. 573 § 2, 1990).

17.31.020 Permitted principal uses and structures.

The following principal uses and structures are permitted in a DB district:

- A. Retail sales;
- B. Banks and financial institutions;
- C. Restaurants;
- D. Guest accommodations;
- E. Business and professional offices;
 1. Veterinary clinics shall have all activities conducted indoors.
- F. Commercial recreation (theaters, bowling alleys, etc.);
- G. Gasoline service stations;
- H. Personal services;
- I. Art galleries;
- J. Uses and structures customarily accessory to the permitted uses.

(Ord. 573 § 2, 1990).

17.31.030 Conditional uses.

Subject to the requirements of Chapter 17.64 GHMC and standards and procedures for conditional uses set forth in this title, the following uses may be allowed:

- A. Hospitals and clinics;
- B. Retirement homes;
- C. Child care centers;
- D. Public utilities and public service uses such as libraries, electrical substations, telephone exchanges and police, fire and water facilities;
- E. Recreational buildings and community centers;
- F. Schools, public and private, including playgrounds and athletic fields;
- G. Wholesale sales and distributor establishments;
- H. Light manufacturing and assembling;
- I. Taverns;
- J. Religious institutions;
- K. Private clubs and lodges;
- L. Residential uses; and
- M. Uses conducted outside buildings.

(Ord. 573 § 2, 1990).

17.31.040 Site plans.

Before a building permit will be issued in a DB district, the site plan review process as specified in Chapter 17.96 GHMC shall be followed.

(Ord. 573 § 2, 1990).

17.31.050 Minimum lot requirements.

In a DB district, the minimum lot area is 6,000 square feet, and the minimum lot width is 50 feet.

(Ord. 573 § 2, 1990).

17.31.060 Minimum building setback requirements.

In a DB district, there are no minimum requirements for front, side and rear building setbacks. Setback dimensions may be determined as part of the site plan reviews of Chapter 17.96 GHMC; provided, however, that where a DB district abuts a residential district, a building setback shall be required as specified below, and the space so created shall be landscaped to screen the commercial uses from the abutting residential district. Such building setbacks shall be a minimum of 20 feet.

(Ord. 573 § 2, 1990).

17.31.070 Maximum impervious coverage by all buildings.

In the DB district, the maximum impervious coverage is 80 percent.

(Ord. 573 § 2, 1990).

17.31.080 Maximum height of structures.

In the DB district, all buildings and structures shall have a maximum height of 16 feet.

(Ord. 710 § 29, 1996; Ord. 573 § 2, 1990).

17.31.090 Parking/loading.

In the DB district, parking and loading facilities on private property shall be provided in connection with any permitted or conditional use as specified in Chapter 17.72 GHMC, off-street parking and loading requirements.
(Ord. 573 § 2, 1990).

17.31.100 Signs.

In the DB district, signs may be allowed in conjunction with any permitted use and are subject to the provisions of Chapter 17.80 GHMC.
(Ord. 573 § 2, 1990).

17.31.110 Performance standards.

In a DB district, performance standards are as follows:

- A. Exterior Mechanical Devices. Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
- B. Landscaping. Landscaping is required and shall be installed in conformance with Chapter 17.78 GHMC by this title and/or conditions of approval of discretionary applications required by this title, such landscaping shall be maintained in a neat manner. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.
- C. Outdoor Storage of Materials. The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture, is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets.
- D. Outdoor Display of Merchandise. The outdoor display of merchandise is limited to the area immediately along the building frontage a maximum distance of 12 feet from the building. Outdoor displays of merchandise on public sidewalks or rights-of-way shall be regulated per Chapter 12.02 GHMC.
- E. Outdoor Lighting. Within 100 feet of any residential zone or use, outdoor lighting and aerialmounted floodlighting shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Such lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.
- F. Trash Receptacles. Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.
(Ord. 710 § 30, 1996; Ord. 573 § 2, 1990).

Excerpt from the January 12, 2004 Pertect Engineering Building Size Limits Analysis Report:

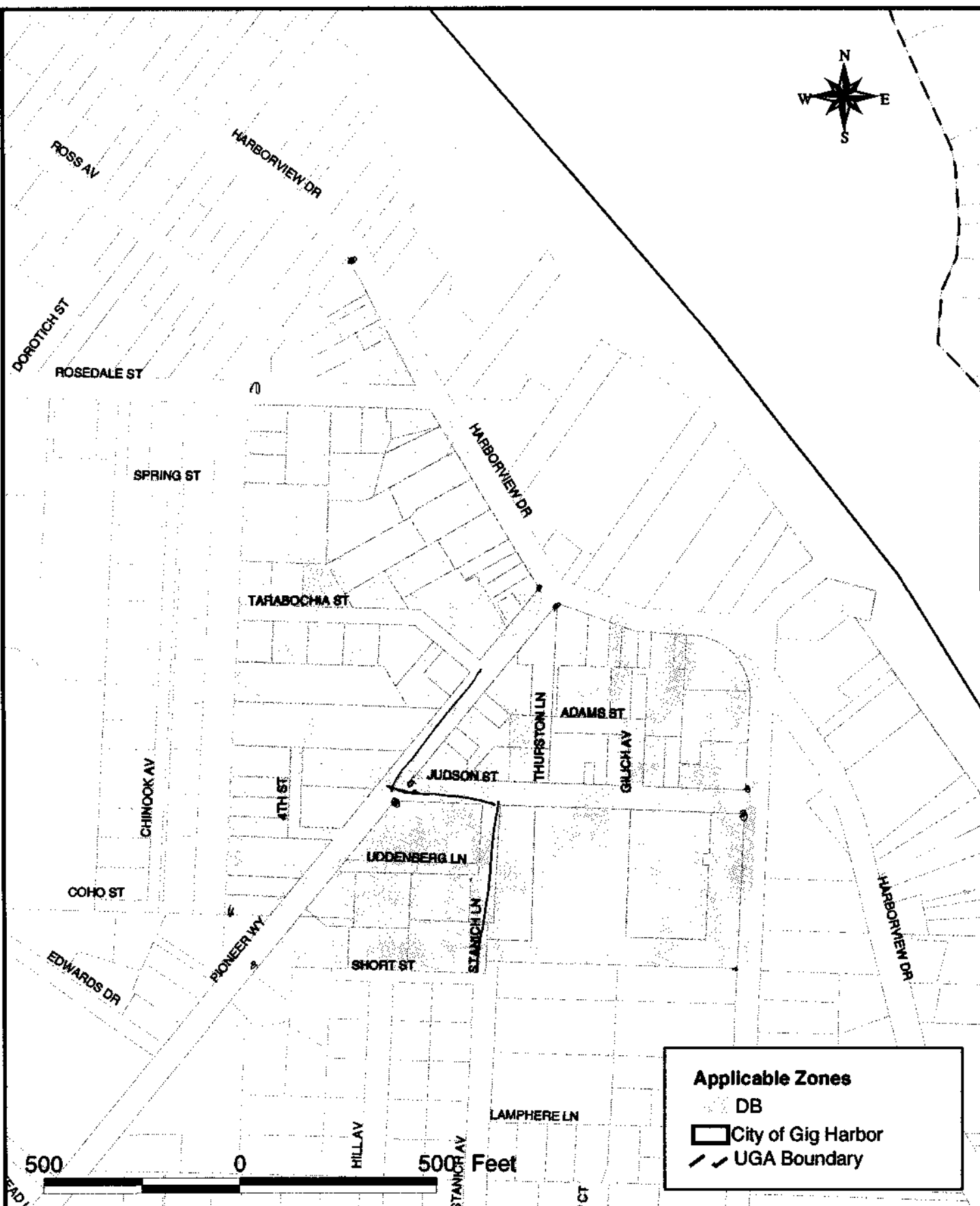
DB

The downtown business zone currently has no sideyard setbacks and thus the buildings, while separate structures, look like a continuous building. Thus the building size limit has minimum affect on the look and feel of the district. The task force recommends adopting the Planning Commission's proposed size limit (16,000sf), with the proviso that this size limit can be exceeded if pedestrian oriented activities are provided on the ground floor. The existing coverage limit (80%) will not be changed. The intended result is to provide a downtown with pedestrian draw, continuous facades to maximize pedestrian interest and enough retail or pedestrian activities to create a sense of place.

Recommendation: Adopt the Planning Commission's proposed 16,000sf size limit, with ability to increase footprint to maximum coverage, if the ground floor is dedicated to pedestrian oriented uses (i.e., restaurant, retail, services, etc.)

Building Size Recommendations Comparison

| Zone | Existing Building Size Square Footage Limitation | Planning Commission Recommendations April 19, 2002 | Perceet Recommendations January 12, 2004 | Hunter Recommendations April 26, 2004 | Draft Ordinance and additional Staff Recommendations (<i>italics</i>) April 26, 2004 |
|---------|---|---|---|---|---|
| PI | No limit | NA | NA | NA | NA |
| R-1 | No limit | Non-residential - 3,500 sq ft/structure | Non-residential - 3,500 sq ft/structure | Non-residential - 3,500 sq ft/structure | Non-residential - 3,500 sq ft/structure |
| PCD-RLD | No limit | NA | NA | NA | NA |
| R-2 | No limit | Non-residential - 3,500 sq ft/structure | Non-residential - 3,500 sq ft/structure | Non-residential - 3,500 sq ft/structure | Non-residential - 3,500 sq ft/structure |
| PCD-RMD | No limit | NA | NA | NA | NA |
| R-3 | No limit | Non-residential - 5,000 sq ft/structure | No change from existing | No change from existing | No change from existing |
| RB-1 | Non-residential - 5,000 sq ft/lot 25% increase through PUD | No change from existing | Non-residential - 5,000 sq ft/structure | Non-residential - 5,000 sq ft/structure | Non-residential - 5,000 sq ft/structure |
| RB-2 | No limit 25% increase through PUD | Commercial - 12,000 sq ft/structure | Commercial - 12,000 sq ft footprint | Commercial - 12,000 sq ft footprint except in the GH Basin 6,000 sq ft footprint <i>*Note: No RB-2 in GH Basin</i> | Commercial - 12,000 sq ft footprint |
| DB | No limit 25% increase through PUD | 16,000 sq ft/structure | 16,000 sq ft footprint Increase to maximum 80% lot coverage allowed if ground floor activities are pedestrian orientated | 6,000 sq ft footprint with first floor retail | 16,000 sq ft footprint Increase to maximum 80% lot coverage allowed if ground floor activities are pedestrian orientated. <i>Street level office space limited to 2,500 square feet.</i> |
| B-1 | Non-residential - 5,000 sq ft/lot 25% increase through PUD | No change from existing | Non-residential - 10,000 sq ft/structure | 6,000 sq ft footprint | Non-residential - 10,000 sq ft/structure |
| B-2 | Commercial - 35,000 sq ft/structure 50% increase through PUD | No change from existing | Commercial - 65,000 sq ft/structure Delete PUD bonus | 65,000 sq ft in Olympic Village & Westside, 35,000 elsewhere except in GH Basin 6,000 sq ft footprint | Commercial - 65,000 sq ft/structure in Olympic Village & Westside; delete PUD bonus; <i>6,000 sq ft in Head & Corner of the Bay area with 2,500 sq ft limit on street level office space; & 20,000 sq ft building size limit elsewhere.</i> |
| C-1 | Commercial - 65,000 sq ft/structure 30% increase through PUD | No change from existing | No change from existing | 65,000 sq ft except in GH Basin 6,000 sq ft footprint | <i>6,000 sq ft/structure in Head & Corner of the Bay area</i> |
| PCD-C | No limit 25% increase through PUD | NA | NA | NA | NA |
| ED | No limit | NA | NA | NA | NA |
| WR | No limit | Non-residential - 3,500 sq ft/structure | Non-residential - 3,500 sq ft/structure | All uses - 3,500 sq ft/structure | <i>All uses - 3,500 sq ft/structure</i> |
| WM | Non-residential - 3,500 sq ft/lot | No change from existing | No change from existing | All uses - 3,500 sq ft/structure | <i>All uses - 3,500 sq ft/structure</i> |
| WC | No limit 25% increase through PUD | Non-residential - 3,500 sq ft/structure | Non-residential - 3,500 sq ft/structure | All uses - 3,500 sq ft/structure | <i>All uses - 3,500 sq ft/structure; 50% office space limitation on street level</i> |
| PCD-BP | No limit 25% increase through PUD | NA | NA | NA | NA |
| PCD-NB | No limit 25% increase through PUD | NA | NA | NA | NA |
| | | "Sensitive Area" of 3,500 sq ft commercial structure for all parcels along Harborview/N. Harborview from old ferry landing to Peacock | WC area north of Millville should be rezoned to WM | | <i>Initiate rezone of 4 parcels in NW corner of DB district to R-2; WC area north of Millville (4 parcels) to WM and Yacht Club site to R-1 from RB-1</i> |

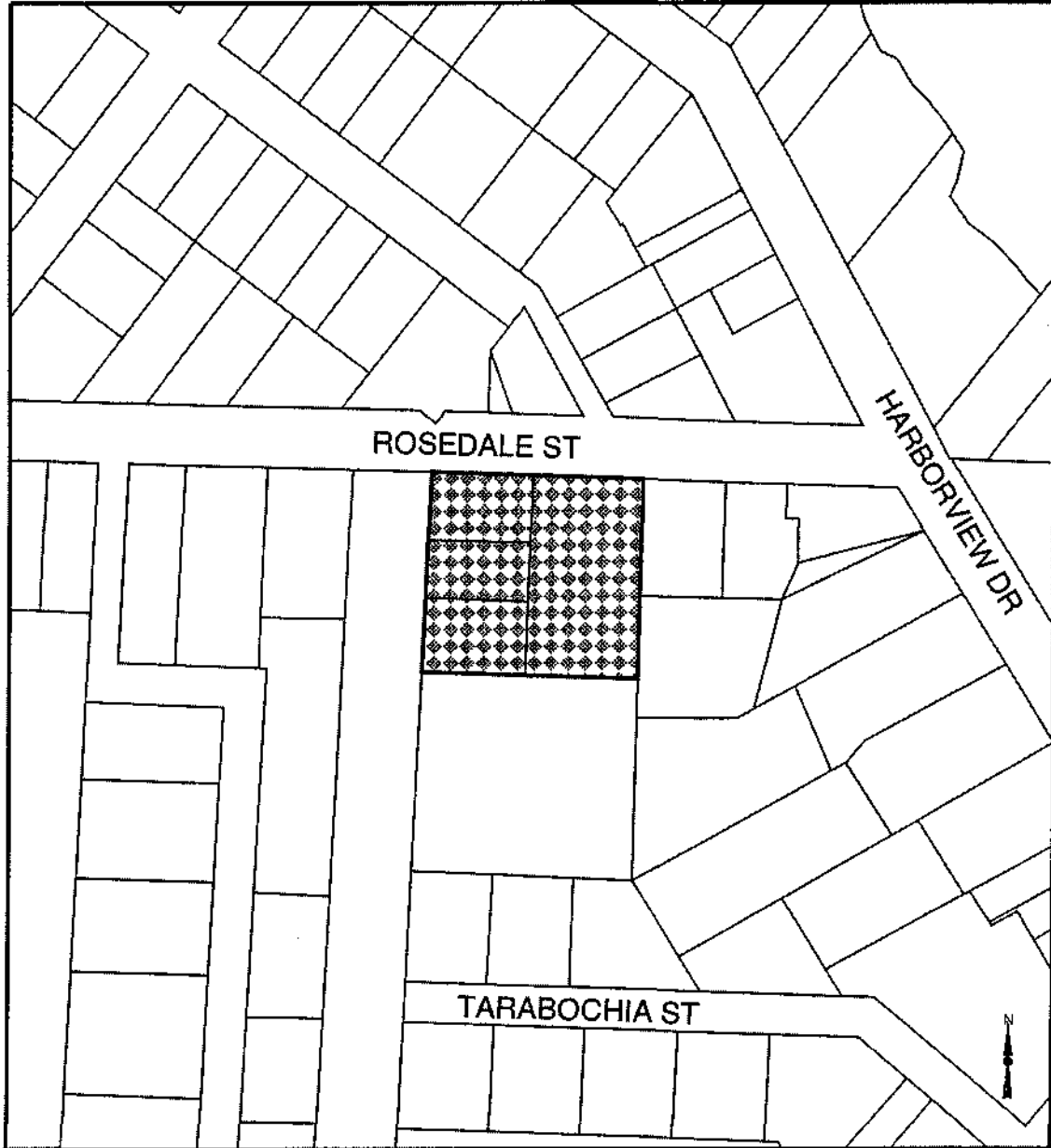


Building Size Work-Study Session June 7, 2004

Applicable Zones

Exhibit "C"

Ordinance _____



Proposed Area-Wide Rezone

from Downtown Business (DB) to
Medium-Density Residential (R-2)

**Planning and Building Services Department
Planning Commission Decision**

Maximum Gross Floor Area Limitations

On April 23, 2001, the City Council took action to direct the Planning Commission to look at building size limitations in all zones in which they appear, including, but not limited to C1 and B2.

(Young/Owel - Five Council members voted in favor. Council members Pasin and Picinich voted against the motion. The motion passed 5-2.)

The following is a list of the zones that currently have maximum gross floor area limitations:

| <u>Zone</u> | <u>Maximum Gross Floor Area</u> |
|--|--|
| Waterfront Millville (WM) | 3,500 square feet per lot (non-residential structures) |
| Residential & Business District (RB-1) | 5,000 square feet per lot (non-residential structures) |
| Neighborhood Commercial (B-1) | 5,000 square feet per lot (non-residential structures) |
| General Business (B-2) | 35,000 square feet per commercial structure |
| Commercial (C-1) | 65,000 square feet per commercial structure |

The Planning Commission began holding a series of work-study sessions and public hearings on this matter beginning in August 2001. After considering public testimony and deliberating the matter, the Planning Commission felt that the current regulations and limitations were both reasonable and appropriate. The Planning Commission is therefore forwarding a recommendation to the City Council that *no changes* be made to the maximum gross floor area limitations in those zones in which such limitations already exist (RB-1, B-1, B-2, C-1, & WM).

During their public hearings the Planning Commission also heard testimony on

the issue that a discrepancy exists within the city's current zoning code insofar as there are zones that have limitations on gross floor area and zones that do not. Related testimony was also heard expressing concern that, due to increased development interest along the waterfront, Gig Harbor was in jeopardy of losing its small-town atmosphere and ambience. After further deliberation of these issues, the Planning Commission is forwarding two additional recommendations to the City Council:

1. That gross floor area limitations be established in those zones where they do not currently exist, and
2. That a "sensitive area" overlay be established which would further limit building footprint size along both sides of the Harborview Drive / North Harborview Drive Corridor from the old ferry landing to Peacock Hill Avenue.

Motion: (Ketchledge/Conan)

That no changes be made to the maximum gross floor area limitations in those zones in which such limitations already exist (RB-1, B-1, B-2, C-1, & WM).

That maximum gross floor area limitations be established in the following zones:

| <u>Zone</u> | <u>Maximum Gross Floor Area</u> |
|--|---|
| Waterfront Residential (WR) | 3,500 square feet per non-residential structure |
| Single Family Residential (R-1) | 3,500 square feet per non-residential structure |
| Medium-Density Residential (R-2) | 3,500 square feet per non-residential structure |
| Multiple-Family Residential (R-3) | 5,000 square feet per non-residential structure |
| Residential and Business District (RB-2) | 12,000 square feet per commercial structure |
| Waterfront Commercial (WC) | 3,500 square feet per non-residential structure (all WC parcels are included in the "sensitive area" below) |
| Downtown Business (DB) | 16,000 square foot footprint per structure subject to the precepts of the Design Manual |

And that:

A "sensitive area" overlay be established in which the maximum allowed footprint would be 3,500 square feet *per commercial structure*. This overlay would be as shown on the attached map and would include all parcels abutting the Harborview Drive / North Harborview Drive Corridor from the old ferry landing to Peacock Hill Avenue. Those parcels in the Downtown Business (DB) zone abutting Harborview Drive between Soundview Drive and Pioneer Drive would be considered the Downtown Core and as such would not be included in the overlay but would be subject to the proposed 16,000 maximum square foot footprint restriction as above.

Findings:

The 3,500 square feet maximum per commercial structure was determined by mapping all existing structures lying within the proposed "sensitive area" and establishing their current footprint. Using the City of Gig Harbor's Geographic Information System (GIS), structures were identified in each zone and then placed in tables similar to the one below. Maps identifying the structures that were used in this analysis are attached. Comparing different maximum sq./ft. figures it was found that the proposed 3,500 sq./ft. maximum footprint would accommodate over 80% of the existing structures.

| Zone | Structures below 3500 sq/ft | Structures above 3500 sq/ft |
|-------------------------|--------------------------------|--------------------------------|
| WC/B2 (Finholm's) | 9 | 4 |
| C1/B2 (Borgens) | 8 | 4 |
| WC (Murphy's) | 9 | 2 |
| WM | 39 | 3 |
| R1 (Millville) | 17 | 4 |
| DB (Harbor Landing) | 9 | 3 |
| WC (Downtown) | 11 | 4 |
| WR/R1 (Ferry Lndg) | 19 | 5 |
| | | |
| Total per type | 121 | 29 |
| | | |
| Total Structures | 150 | 150 |
| | | |
| Percent of Total | 0.81 | 0.19 |

The Planning Commission determined that, within the 'sensitive area', limiting future development to the size and scale of 80% of existing development is supported by the following Comprehensive Plan Goals:


- Define Identity and Create Community Based Urban Form, (pg. 7).
- Articulate an architectural style, which reflects Gig Harbor's built and natural environment and which appeals to the human spirit, (pg. 22).
- Identify, preserve, and develop an appropriate waterfront architecture, (pg. 24).
- To preserve the character of those sites or districts which reflect the style of Gig Harbor's historical development, (pg. 27).
- Preserve the natural ambiance of the Harbor area, (pg. 29).

Additionally the "sensitive area" proposal reinforces the goal of the city's Design Manual:

- To encourage better design and site planning so that new development will compliment Gig Harbor's existing character as well as allow for diversity and creativity (pg. 2).

In conclusion, the Planning Commission finds that the motion stated above is consistent with and is supported by the Comprehensive Plan and reinforces the intent of the Design Manual.

Motion carried 4 - 0 - 0 (Chair has no vote, Patterson and Mueller absent).



Paul Kadzik, Planning Commission Chairman
April 19, 2002

Typical View Basin Building Heights & Sizes

The following height information is taken from approved plan sets for the newer buildings, and from field observations for older buildings. Field observations provide only approximate building heights.

Gilich Building (Spiro's)

Height from downhill side – 24 feet
Height from uphill side – 24 feet

Footprint – 4190 sq.ft.
Total – 8380 sq.ft. (plus basement)

Baptist Church

Height from downhill side – 35 feet (plus bell tower)
Height from uphill side – unknown

Footprint – 5370 sq.ft.
Total – (unknown)

Harbor Inn

Height from downhill side – 32 feet
Height from uphill (sidewalk level) side – 24 feet

Footprint – 2950 sq.ft.
Total – 5900 sq.ft. (plus basement)

BDR Building (Bayview Bldg.)

Height from downhill side – 43 feet (35 feet above natural grade)
Height from uphill side @ finished (parking level) grade - 31.5 feet to highest cornice level
Height from uphill side @ natural grade – 18 feet to highest cornice level (measured @ setback line).

Footprint – 10,000 sq.ft.
Total – 20,000 sq.ft. (plus lower level parking garage)

Luengen Building

Height from downhill side – 37.5 feet (plus clock tower and rear roofs)
Height from uphill side @ finished (parking level) grade – 15 feet to cornice, 21 feet to top of bell tower and rear roof peak
Height from uphill side @ natural grade – 10 feet to cornice, 16 feet to top of bell tower and rear roof peak (measured @ setback line).

West bldg. footprint – 3073 sq.ft. East bldg. footprint. – 2967 sq.ft.
West bldg. total - 6072 sq.ft. East bldg. total – 5860 sq.ft.

(Square footages do not include lower level parking garage)